



Metropolitan Development Commission (April 3, 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, April 03, 2024

Time: 1:00 PM

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

Business:

Adoption of Meeting Minutes: March 20, 2024

Policy Resolutions:

ECONOMIC DEVELOPMENT / INCENTIVES:

1. 2024-E-013

Authorizes DMD to expend fifty thousand dollars (\$50,000.00) for services to stabilize the Powerhouse building on the Central State campus and for such costs to be paid from the Central State Allocation Fund.

PLANNING:

2. 2024-P-006

Authorizes the Director of DMD to accept funds from Reclaim Indiana Avenue on behalf of the MDC in an amount not to exceed fifteen thousand dollars (\$15,000) and to use those funds to support creation of the Indiana Avenue Certified Strategic Plan.

Zoning Petitions:

Special Requests

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

3. 2024-APP-002 | 2035 North Park Avenue

Center Township, Council District #13

PK-1

Indy Parks and Recreation, by Kate Warpool

Park District One approval to provide for park improvements including landmark/gateway structures, walking paths, landscaping and parking.

4. 2024-APP-003 | 1550 County Line Road and 8615 Shelby Street

Perry Township, Council District #23

HD-2

Community Health Network & Community Health Network Foundation, Inc., by Timothy H. Button

Hospital District Two Approval to provide for 58,576 sq. foot expansion of the existing Cancer Center and additional parking.

5. 2024-APP-004 | 1313 South Post Road

Warren Township, Council District #20
PK-1
Indy Parks and Recreation, by Kate Warpool

Park District One approval to provide for a new pavilion, parking and sidewalks.

6. 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.

7. 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.

8. 2023-ZON-118 | 5181 North High School Road

Pike Township, Council District #10 (#5 Beginning 2024)
Abdulateef O. Aregbe

Rezoning of 1.98 acres from the D-A (FW) (FF) and D-6 districts to the D-6 (FW) (FF) district to provide for a residential triplex.

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-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.

11. 2024-ZON-011 | 1031 & 1033 Udell Street

Center Township, Council District #12
Indy Parks and Recreation, by Kate Warpool

Rezoning of 0.174 acre from the D-5 district to the PK-1 district to provide for park uses.

12. 2024-ZON-013 | 2018 Yandes Street

Center Township, Council District #13
Matthew Peyton

Rezoning of 0.13 acres from the I-3 district to the D-8 district to provide for residential uses

13. 2024-ZON-016 | 930 Daly Street

Center Township, Council District #18
Joshua Conrad, by Brian J. Tuohy

Rezoning of 1.3 acres from the I-3 (TOD) district to the C-4 (TOD) district to provide for an event center and other regional commercial uses.

14. 2024-ZON-017 | 8468 Union Chapel Road

Washington Township, Council District #2
Keystone Investment, LLC, by Brian J. Tuohy

Rezoning of 1.82 acres from the C-S district to the C-S district to add multi-family residential to the list of permitted uses.

15. 2024-ZON-018 | 922 East 17th Street

Center Township, Council District #13
DeAnna Jones

Rezoning of 0.09 acre from the I-3 district to the D-8 district to provide for residential uses.

16. 2023-CZN-869 / 2023-CAP-869 (Amended) | 4105 and 4151 East 96th Street

Washington Township, Council District #4
96th Street Developers, LLC, by Joseph D. Calderon

Rezoning of 30.64 acres from the C-S (FW) (FF) district to the C-S (FW) (FF) district to provide for the following uses: Commercial and Building Contractor, Offices, Light Manufacturing, Artisan Manufacturing, Recycling Station, Research and Development, Warehousing, Wholesaling and Distribution (including showroom with retail), Consumer Services, repair of Consumer Goods, Medical or Dental Office, Center or Clinic, Hair and Body Care Salon or Service, Financial and Insurance Services, Eating Establishment or Food Preparation, including brewery, distillery or tap room, Indoor Recreation/Entertainment, Retail, Light and Heavy General, Automobile, Motorcycle, and Light Vehicle Service or Repair, Hotel or Motel, Food Trucks, Vocational, Technical or Industrial School or Training Facility, Day Care Center or Nursery School and other Accessory Uses.

Modification of Commitments related to 85-Z-128 and 98-Z-76 to terminate all existing commitments related to these two rezoning petitions.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

Additional Business:

17. ADOPTION OF NEGATIVE FINDINGS OF FACT FOR VARIANCE PETITION DENIED ON MARCH 20, 2024

2023-UV3-022 | 8345 Bash Street

Lawrence Township, Council District #3 (#4 Beginning 2024)

C-4

CF Laughner Associates, by David Gilman

**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.

Real Estate and Economic Development
 Central State/Powerhouse
 Stabilization Services

**METROPOLITAN DEVELOPMENT COMMISSION
 MARION COUNTY, INDIANA
 RESOLUTION No. 2024-E-013
 APPROPRIATING EXPENDITURE OF TAX
 INCREMENT FINANCE REVENUE FUNDS**

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana ("MDC") serves as the Redevelopment Commission of the Consolidated City Indianapolis, Indiana ("City") pursuant to I.C. 36-7-15.1 (the "Redevelopment Act"); and

WHEREAS, in that capacity, the MDC serves as the governing body of the City Redevelopment District ("District"); and

WHEREAS, the Redevelopment Act permits the MDC to designate allocation areas in the District for the purposes of capturing and allocating property taxes commonly known as tax increment finance revenues ("TIF Revenues"); and

WHEREAS, by Resolution No. 2014-E-006, the MDC previously established the West Washington Street Corridor Economic Development Area ("**Project Area**,"), approved a development plan for the Project Area ("**Plan**"), amended its declaratory resolution and Plan to designate all or a portion of the Project Area as an allocation area ("**Central State Allocation Area**") for the purpose of capturing TIF Revenues, and has created an allocation fund ("**Central State Allocation Fund**") for the Project Area in to which the TIF Revenues are deposited; and

WHEREAS, The City Department of Metropolitan Development ("DMD"), on behalf of the MDC, is engaging in redevelopment activities within the Project Area, including redevelopment of the building that previously served as a Powerhouse; and

WHEREAS, these redevelopment activities include necessary stabilization of the Powerhouse following a partial collapse of the structure: and

WHEREAS, IC 36-7-15.1-26 and IC 36-7-15.1-17 authorize the MDC to reimburse the Consolidated City for all reasonable and necessary expenses related to redevelopment of the Property; and

WHEREAS, work is required to stabilize the Powerhouse building at an anticipated cost not to exceed **\$50,000** including a cost of \$6200 to stabilize an exterior wall with work to be performed by FA Wilhelm, selective demolition work required for a collapsed accessory structure, including palletizing of brick and slate roof tiles for future redevelopment uses at a cost of \$33,000 to be performed by Denney Excavating, and a \$10,800 contingency fund (collectively the "**Work**") for a total cost of **\$50,000**; and

WHEREAS, DMD is requesting the MDC to authorize the use of unobligated funds from the Central State Allocation Fund to reimburse the City in an amount not to exceed **\$50,000**.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Development Commission of Marion County, Indiana acting as the Redevelopment Commission of the City of Indianapolis, Indiana, as follows:

1. The MDC hereby authorizes an expenditure of unobligated funds on deposit in the above Central State Allocation Fund to reimburse the City for the cost of necessary stabilization services as described above in an amount not to exceed **\$50,000**.
2. The City Controller is hereby authorized to disburse the moneys from the **Central State Allocation Fund** for the activities described above. The Mayor and Controller of the City, the officers of the MDC and the Director of the DMD are hereby authorized and directed to take such further actions and execute such documents as they deem necessary or advisable to effectuate the authorizations set forth in this Resolution and all actions heretofore taken by any such official toward the completion thereof are hereby ratified, confirmed and approved.
3. This Resolution shall take effect immediately upon adoption by the MDC.

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on April 3rd, 2024.

Approved as to legal form and adequacy:
 By: Sheila Elliott Kinney sek
 Sheila Elliott Kinney, Asst. Corp. Counsel
 Date: 3/27/2024

Metropolitan Development Commission:
 By: _____
 John J. Dillon III, President
 Date: _____

Approved as to the availability of funding:

 Sarah Riordan, City Controller

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2024-P-006**

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana (“MDC”) is authorized to approve the employment of all persons engaged by contract to render professional or consulting services for the Department of Metropolitan Development (“DMD”); and

WHEREAS, pursuant to MDC Resolutions 2023-P-016 and 2023-P-021 a/k/a/, MDC authorized DMD to enter into an agreement for the creation of the Indiana Avenue Certified Strategic Plan (“Contract”), and DMD identified Elizabeth Kennedy by and through EKLA Studio LLC/Elizabeth Kennedy Landscape Architect, PLLC (“Elizabeth Kennedy”) as a contractor with the requisite skills to perform such services; and

WHEREAS, the MDC serves as the Redevelopment Commission of the City of Indianapolis, Indiana (the “City”) under I.C. 36-7-15.1 (“Redevelopment Act”); and

WHEREAS, in that capacity, the Commission serves as the governing body of the City of Indianapolis Redevelopment District (the “District”); and

WHEREAS, Section 7 of the Redevelopment Act provides that the Commission may accept grants or other forms of financial assistance to assist in the exercise of its powers and duties; and

WHEREAS, Anxano LLC d/b/a **Reclaim Indiana Avenue** wishes to grant fifteen thousand dollars (\$15,000) (“Funds”) to the MDC to support the Contract and partially fund the creation of the Indiana Avenue Certified Strategic Plan; and

WHEREAS, the MDC wishes to accept such Funds from Reclaim Indiana Avenue.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Development Commission of Marion County, Indiana as follows.

1. The MDC authorizes DMD to accept Funds from Reclaim Indiana Avenue on behalf of the MDC in an amount not to exceed fifteen thousand dollars (\$15,000) to be used toward the Contract described above.
2. The Director of the Department of Metropolitan Development is hereby authorized and directed to take such further actions and execute such documents as she deems necessary or advisable to effectuate the authorizations set forth in this Resolution.
3. This Resolution shall take effect immediately upon adoption by the MDC.

Approved as to Legal Form and Adequacy:

Metropolitan Development Commission:

Sheila Kinney *sek*

Sheila Kinney, Asst. Corp. Counsel

John J. Dillon III, President

Date: 3/26/2024

Date: _____

Petition Number: 2023-UV3-022

METROPOLITAN BOARD OF ZONING APPEALS, DIVISION _____.

PETITION FOR VARIANCE OF USE

NEGATIVE FINDINGS OF FACT

1. BASED ON THE EVIDENCE SUBMITTED THE PETITIONER FAILED TO MEET ITS BURDEN OF PROOF TO SHOW THAT THE GRANT OF THE VARIANCE WOULD NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS OR GENERAL WELFARE OF THE COMMUNITY. The use of the site to provide for automobile sales would be too intense for the subject site and out of character with surrounding properties.

2. BASED ON THE EVIDENCE SUBMITTED THE PETITIONER FAILED TO MEET ITS BURDEN OF PROOF TO SHOW THAT THE GRANT OF THE VARIANCE WOULD NOT AFFECT THE USE AND VALUE OF ADJACENT PROPERTIES IN A SUBSTANTIALLY ADVERSE MANNER. The use of the site to provide for automobile sales would be too intense for the subject site and out of character with surrounding properties.

3. BASED ON THE EVIDENCE SUBMITTED THE PETITIONER FAILED TO MEET ITS BURDEN OF PROOF TO SHOW THAT THE NEED FOR A VARIANCE ARISES FROM A CONDITION PECULIAR TO THE PROPERTY. There is no peculiar condition with the subject site that would prevent it from being developed as a permitted commercial use.

4. BASED ON THE EVIDENCE SUBMITTED THE PETITIONER FAILED TO MEET ITS BURDEN OF PROOF TO SHOW THAT THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE CONSTITUTES AN UNUSUAL AND UNNECESSARY HARDSHIP IF APPLIED TO THE PROPERTY FOR WHICH THE VARIANCE IS SOUGHT. The property could be developed as a permitted commercial use.

5. BASED ON THE EVIDENCE SUBMITTED THE PETITIONER FAILED TO MEET ITS BURDEN OF PROOF TO SHOW THAT THE GRANT DOES NOT INTERFERE SUBSTANTIALLY WITH THE COMPREHENSIVE PLAN. The construction of a building to be used for automobile sales would exceed the area plan recommendation for Community Commercial Uses creating a more intense use for the subject site.

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE OF USE petition is DENIED.

Adopted this day of , 20____.

_____	_____
_____	_____
_____	_____
_____	_____