



**Metropolitan Development Commission  
(October 16, 2024)  
Meeting Notice**

**HEARING RESCHEDULED  
SEE NEW DATE BELOW**

**Meeting Details**

Notice is hereby given that the Metropolitan Development Commission of Indianapolis-Marion County, IN, will hold public hearings on:

**Date:** **Wednesday, October 23, 2024**      **Time:** **1:00 PM**

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

**Business:**

**Adoption of Meeting Minutes: October 2, 2024**

**Policy Resolutions:**

**REAL ESTATE:**

**1. 2024-R-025**

Confirmatory Resolution confirming amendment of the City Market Redevelopment Project Area, establishment of the Gold Building Allocation Area therein, and adoption of a redevelopment plan in accordance therewith, Council District #12, Center Township.

**2. 2024-R-026**

Authorizes a pledge of tax increment from the Gold Building Allocation Area to the payment of certain economic development revenue bonds for the Gershman Partners Gold Building project, Council District #12, Center Township.

**3. 2024-R-027**

Authorizes a funding agreement for the Gershman Partners Gold Building project, Council District #12, Center Township.

**ECONOMIC DEVELOPMENT / INCENTIVES:**

**4. 2024-A-032**

Preliminary Economic Revitalization Area for George's Concrete Pumping Services, Inc., located at 1549 Churchman Avenue, Council District #19, Center Township. (Recommend approval of six (6) years real property tax abatement.)

**5. 2024-A-033**

Preliminary Economic Revitalization Area for Peregrine Energy Solutions LLC, located at 4025 West 86th Street, Council District #1, Pike Township. (Recommend approval of five (5) years personal property tax abatement.)

**6. 2024-A-034**

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

**7. 2024-E-031**

Authorizes DMD to add \$683,201.23 to the Butler, Fairman & Seufert contract for supplemental services related to the Union Station Bridge Rehabilitation Project.

**8. 2024-E-032**

Authorizes acceptance and appropriation of grant funds totaling \$15,000,000 provided by the Lilly Endowment, Inc. towards the expansion and enhancement of the Indianapolis Cultural Trail and other improvements of the Henry Street bridge.

**9. 2024-E-033**

Authorizes the expenditure of funds totaling three hundred fifty thousand dollars (\$800,00000) in 2024 from the White River-North FCID Area Fund through DPW to carry out eligible Flood Control Work Activities.

**COMMUNITY INVESTMENTS:**

**10. 2024-C-004**

Authorizes the Department of Metropolitan Development to appoint Robert Hawthorne to the Housing Trust Fund Advisory Committee with a term that will expire October 16, 2028 as a representative of the community at large, in accordance with I.C. § 36-7-15.1-35.5 (j)(5).

**11. 2024-C-005**

Authorizes the Department of Metropolitan Development to appoint Lydia Watson to the Housing Trust Fund Advisory Committee with a term that will expire October 16, 2028 as a representative of the community at large, in accordance with I.C. § 36-7-15.1-35.5 (j)(5).

**Zoning Petitions:**

Special Requests

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

**12. 2024-APP-016 | 5363 East 41st Street**

Lawrence Township, Council District #9  
PK-1

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

Park District One Approval to provide for playground equipment, seating area, bike racks, performance stage, flex lawn sports field, barrier fencing, and walking paths. Existing improvements include a shelter and a grill area.

**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-CAP-831 | 8550 and 8556 Broad Street**

Franklin Township, Council District #25  
D-P  
NVR, Inc., by Joseph D. Calderon

Modification of the Development Statement for 2021-ZON-013 to Modify the development standards for lots 54 and 55, specifically, to provide for a minimum lot width at the front setback line of 53.5 feet for Lot 54 (minimum lot width at the front setback line of 60 feet required), and to provide for a minimum 19.5-foot front yard setback for Lot 55 (minimum 20-foot front yard setback required).

**15. 2024-REG-046 | 238 and 240 South Pennsylvania Street**

Center Township, Council District #18  
I-3 (FF) (TOD) (RC); CBD-2 (FF) (TOD) (RC) (Pending)  
Boxcar Development, LLC, by Timothy E. Ochs

Regional Center Approval to provide for a three-story entertainment venue.

**16. 2024-ZON-104 | 922 North College Avenue**

Center Township, Council District #13  
6310 Properties LLC, by Matthew Peyton

Rezoning of 0.26 acres from the C-1 (RC) district to the D-8 (RC) district to provide for residential uses.

## Petitions for Public Hearing

### PETITIONS FOR PUBLIC HEARING:

17. ORDINANCE AMENDMENT FOR INITIAL HEARING:

**2024-AO-002 | Indianapolis-Marion County**

A proposal for a General Ordinance to amend Chapter 744, pertaining to sign maintenance and outdoor advertising signs, of the Consolidated Zoning and Subdivision Control Ordinance for Indianapolis-Marion County.

### 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.