

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
HEARING EXAMINER

NOVEMBER 13, 2025 - HEARING RESULTS

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thur., **November 13, 2025**, at 1:00 PM in the Public Assembly Room on the 2nd Floor of the City-County Building, 200 E. Washington St., Indianapolis, IN, on the following petitions:*

EXPEDITED PETITIONS:

2025-APP-014 | 2010 West 86th Street | Recommended Approval to the MDC December 3, 2025

Washington Township, Council District #1
HD-2
2020 West 86th Street, LLC, by Katie Rarick

Hospital District Two Approval to provide for one freestanding sign and three building signs on existing buildings.

2025-APP-013 | 5425 Reed Road | After Expediting the Petition, Recommended Approval to the MDC December 3, 2025

Pike Township, Council District #5
PK-1
City of Indianapolis, Department of Parks and Recreation, by Henry Woodburn

Park District One Approval to provide for a concessions and comfort building.

2025-MOD-021 | 1010 East 86th Street, and 8685 and 8699 North Guilford Avenue | Recommended Approval to the MDC December 3, 2025

Washington Township, Council District #2
D-P
TM Crowley and Associates, LLC, by Joseph D. Calderon

Modification of Development Statement related to 2024-ZON-055 to provide for additional surface parking areas, commercial space, a reduction of residential units and elimination of a parking garage (previous development statement limited surface parking to 20 spaces, commercial space was limited to the proposed mixed-use building, proposed up to 473 dwelling units, and provided for a 686-space parking garage).

2025-ZON-097 | 2705 and 2715 North Post Road | Recommended Approval to the MDC December 3, 2025

Warren Township, Council District #15
Marco A. Garcia

Rezoning of 0.99-acre from the D-4 and C-3 districts to the SU-1 district for religious uses.

**2025-ZON-115 | 700 West 16th Street and 1302 Fall Creek Parkway East Drive |
Recommended Approval to the MDC December 3, 2025**

Center Township, Council District #12

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

Rezoning of 62.05 acres from the D-8, PK-1, CBD-S and C-4 (FW) (FF) (W-1) (W-5) Districts, to the PK-1 (FW) (FF) and (W-1) (W-5) classifications to provide for public park uses.

CONTINUED PETITIONS:

2025-APP-010 | 7331 West 34th Street | After a Public Hearing, Recommended Approval, subject to commitments, to the MDC December 3, 2025

Wayne Township, Council District #11

PK-2

Antonio Palmero, by Brianna Cushman

Park District Two Approval to provide for a detached single-family dwelling.

2025-MOD-019 | 1318 South Lynhurst Drive | Acknowledged the Withdrawal of Petition

Wayne Township, Council District #17

D-P

Lynhurst Baptist Church, by Eric Carter

Modification of commitments and development plan, related to 2020-ZON-083, to modify Commitment #2, to provide for a proposed tiny home development and community center, subject to the site plan filed with this petition (current commitment required that the development be subject to the site plan, file-dated, November 10, 2020).

2025-ZON-062 / 2025-VAR-007 (Amended) | 5709 Five Points Road and 7340 East Edgewood Avenue | Acknowledged the Automatic Continuance to December 11, 2025, filed by a Registered Neighborhood Organization

Franklin Township, Council District #25

Grand Communities, LLC, by Brian J. Tuohy

Rezoning of 64.64 acres from the D-A (FF) district to the D-4 (FF) district to provide for residential development. Variance of Development Standards of the of the Consolidated Zoning and Subdivision Ordinance to provide for reduced lot width of 68 feet and lot area of 8,500 square feet for duplexes (90-foot lot width and 10,000-square foot lot area required), 56% reduced open space (65% required), and to provide for three monument signs (maximum of two monument signs for each residential community permitted).

2025-ZON-089 | 5301 West 56th Street | Continued to January 29, 2026, with Notice

Pike Township, Council District #6

Mirza W. A. Baig, by David Kingen and Justin Kingen

Rezoning of 3.5 acres from the D-A (FF) (FW) district to the D-6 (FF) (FW) district to provide for a small apartment use.

2025-ZON-098 | 6157 East 38th Street | Continued to January 15, 2025, with Notice

Warren Township, Council District #9

Thomas L. Pottschmidt

Rezoning of 1.8 acres from the C-5 (TOD) district to the I-3 (TOD) district for medium industrial uses.

2025-ZON-100 | 1231 West Troy Avenue | Continued to December 18, 2025

Perry Township, Council District #22
Jaak Properties, LLC, by David Gilman

Rezoning of 1.125 acres from the D-4 (FF) and C-5 (FF) districts to the I-2 (FF) district to provide for light industrial uses.

2025-ZON-102 (Amended) | 2802 Merchants Drive and 2802 Lafayette Road | After a Public Hearing, Recommended Approval, subject to Commitments, to the MDC December 3, 2025

Wayne Township, Council District #11
Timberland Home Center, by David Gilman

Rezoning of 13.05 acres from the C-4 (FF) (FW) district to the C-7 (FF) (FW) district to provide for heavy commercial uses.

2025-ZON-110 | 10302 East 38th Street | Continued to December 11, 2025

Lawrence Township, Council District #15
Desmonde Monroe, by Lindsey Wikstrom

Rezoning of 7.726 acres from the SU-1 (FF) district to the D-7 (FF) classification to provide for a multi-family residential development.

2025-CZN-844 / 2025-CVR-844 | 127 East 34th Street | Continued to December 11, 2025, with Notice

Center Township, Council District #8
Hoosier Outreach, Inc., by Craig McCormick

Rezoning of 0.11-acre from the C-1 (TOD) district to the D-5 (TOD) district to provide for a multi-unit house consisting of four units.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a multi-unit house with a zero-foot east side yard setback for a surface parking area (minimum three-foot side yard setback required).

NEW PETITIONS:

2025-ZON-112 | 641 Langsdale Avenue and 2110, 2058 Dr. Martin Luther King Jr. Street | Continued to December 11, 2025

Center Township, Council District #12
2058 Property Group LLC, by Joel Bruns

Rezoning of 12.6 acres from the C-7 and I-4 (W-1) districts to the C-S (W-1) districts to provide for C-7 and I-4 uses.

2025-ZON-114 | 4005 East Southport Road | Continued to December 18, 2025, with Notice

Perry Township, Council District #24
Southport Road Development LLC, by David Gilman

Rezoning of 3.67 acres from the D-P (FW) (FF) district to the I-1 (FW) (FF) district to provide for industrial uses.

2025-ZON-116 | 7701 Walnut Drive | Continued to December 11, 2025

Pike Township, Council District #1
ATC Watertown LLC, by Kate Duncan

Rezoning of 7.01 acres from the SU-35 district to the C-S district to provide for a data center.

2025-ZON-120 | 2901 East 10th Street and 959 North Oxford Street | Continued to December 11, 2025, with Notice

Center Township, Council District #13
Evan Marshall, by Lucas Brown

Rezoning of 0.16-acre from the C-3 district to the MU-2 district.

*For a complete list of petitions, staff reports, and hearing results, visit <https://indianapolis-in.municodemeetings.com/DMDmeetings>. 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 before the hearing by emailing planneroncall@indy.gov. Written comments to a proposal are encouraged to be filed via email to planneroncall@indy.gov before the hearing, and such comments will be considered. At the hearing, all interested persons will be given an opportunity to be heard regarding 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 before the meeting. - Department of Metropolitan Development - Current Planning Division.

**HEARING EXAMINER
for
METROPOLITAN DEVELOPMENT COMMISSION (MDC)**

Contractual Zoning Professional	Approving Authority	Term
Judy Weerts Hall	MDC	1/1/2025 - 12/31/2025
David DiMarzio (Alternate)	MDC	1/1/2025 - 12/31/2025

This meeting can be viewed live at <https://www.indy.gov/activity/channel-16-liveweb-stream>.
The recording of this meeting will also be archived (along with recordings of other City/County entities) at <https://www.indy.gov/activity/watchpreviously-recorded-programs>.