

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
HEARING EXAMINER

DECEMBER 18, 2025 – HEARING RESULTS

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thur., **December 18, 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-019 | 8936 Southpointe Drive | Recommended Approval to MDC January 21, 2026
Perry Township, Council District #23
HD-2
ForMotion Clinic, by Ed Williams

Hospital District Two Approval to provide for a proposed wall sign along the south elevation for a medical clinic.

2025-CZN-852 / 2025-CVR-852 (Amended) | 2522 North Butler Avenue and 5200 East 25th Street | After amending 2025-CVR-852 and expediting the Petitions, Recommended Approval of 2025-CZN-852 to MDC January 21, 2026. Approved 2025-CVR-852 (Amended) and adopted the Findings of Fact.
Warren Township, Council District #9
D-4 and I-2
Eastside Coverage I70, LLC, by Joseph D. Calderon

Rezoning of 1.61 acres from the D-4 district to the I-2 district to provide for light industrial uses.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for outdoor storage **comprising of 91,869 square feet at 2522 North Butler (maximum of 16,978.5 square feet of outdoor storage, or 25% of the square footage of all buildings permitted), and to provide for outdoor storage** zero-foot from a protected district (minimum 500-foot separation from a protected district permitted).

2025-CZN-853 / 2025-CPL-853 | 5023, 5047, and 5101 Madison Avenue, 1257 and 1265 East Thompson Road | Recommended Approval of 2025-CZN-853 to MDC January 21, 2026. Approved 2025-CPL-853 subject to the conditions in the Staff Report.
Perry Township, Council District #23
Indiana Members Credit Union, by Michael Rabinowitch

Rezoning of 0.22-acre from the C-1 (TOD) district to the C-5 (TOD) district to provide for an expansion of an existing used vehicle sales lot.

Approval of a Subdivision Plat, to be known as Stanton Madison Avenue and Howland Place Subdivision, dividing 11.05 acres into six lots.

CONTINUED PETITIONS:

2025-MOD-017 | 405, 409, and 411 South Shortridge Road | Granted Continuance to January 29, 2026, with Notice

Warren Township, Council District #20

C-S

SRMK, LLC, by David Kingen and Justin Kingen

Modification of Commitments and Site Plan related to 2018-ZON-068 to terminate Commitment # 2 (Attachment "D", item 3) to eliminate the requirement of the submittal of a tree assessment for Administrator's Approval prior to site preparation, and to permit development of the site subject to the site plan filed with this petition (tree assessment required to be submitted for Administrator's Approval prior to site preparation and site to be developed per the site plan file-dated, September 13, 2018).

2025-ZON-100 | 1231 West Troy Avenue / After a Public Hearing, Recommended Denial to MDC January 21, 2026

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-108 (Amended) / 2025-VAR-008 | 1360 East 30th Street | Transferred Petitions to the MDC January 21, 2026, for initial hearing

Center Township, Council District #8

Monon Development Group, LLC, by Christopher White

Rezoning of 0.98-acre from the I-2 district to the C-S district to provide for a mixed-use development consisting of commercial retail hotel, entertainment and recreational amenities.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to eliminate the development standards of the C-S district and to provide for development generally consistent with the plans filed.

2025-ZON-114 | 4005 East Southport Road | Granted Continuance to January 15, 2026

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-119 | 8560 North College Avenue | Acknowledged Withdrawal of Petition

Washington Township, Council District #2

Cooper Property Management LLC, by Joseph D. Calderon

Rezoning of 0.64-acre from the SU-7 District to the C-1 classification to provide for an optometrist office.

NEW PETITIONS:

2025-APP-018 | 5001 Riverview Drive | **Granted Continuance to February 26, 2026, with Notice**

Washington Township, Council District #7
UQ-1 (FF) (FW)
Butler University, by Bradley D'Agnillo

University Quarter One Approval to provide for improvements and expansion of an outdoor tennis facility, including new courts and bleacher seating.

2025-ZON-084 | 4001 South Keystone Avenue | **Granted Continuance to January 15, 2026**

Perry Township, Council District #19
Aman LLC, by Tyler Ochs

Rezoning of 1.075 acres from the C-4 district to the C-S district to provide for all C-3 uses and an automobile fueling station.

2025-ZON-092 / 2025-VAR-011 | 2502 Lambert Street AKA 2501 West Morris Street | **Acknowledged Automatic Continuance to January 29, 2026, filed by City-County Councilor**

Center Township, Council District #17
D-7 (FF) and C-7 (FF)

WRR Renwald Real Estate, LLC, by Benjamin A. Spandau and Thomas R. Steele

Rezoning of 4.79 acres from the D-5 (FF) and C-7 (FF) districts to the I-3 (FF) district to provide for a commercial parking lot.

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial parking lot for commercial truck and trailer parking.

2025-ZON-128 | 2802 Lafayette Road | **Granted Continuance to January 29, 2026**

Wayne Township, Council District #11
PFFO QOZB, LLC, by Michael Rabinowitch

Rezoning of 5.6 acres from the C-4 (FF) district to the C-7 (FF) district to provide for small-scale commercial workspace and self-storage uses.

2025-ZON-131 | 1255 Roosevelt Avenue | **After a Public Hearing, Recommended Approval, subject to commitments, to MDC January 21, 2026**

Center Township, Council District #13
1255 Roosevelt Partners, LLC, by Tyler Ochs

Rezoning of 3.66 acres from the I-4 (FF) district to the C-S (FF) district to provide for indoor recreational uses including a pickleball facility, a bar/tavern, and all I-4 uses.

2025-CAP-854 / 2025-CVR-854 | 6340 Intech Commons Drive | **Granted a Continuance to**

January 29, 2026

Pike Township, Council District #6

C-S

Intech Park Partners, LLC, by Timothy E. Ochs and Jennifer Milliken

Modification of Commitments related to petition 98-Z-233 to modify Commitment 20 to provide for no more than two free-standing fast food or drive-through restaurants within 'Area "F", within three hundred forty-five feet (345 feet) of the existing centerline of 71st Street, and the west line of the outlot (in an east-west direction) upon which it is located shall not be closer than two hundred feet (200 feet) to the east right-of-way of Intech Boulevard (current commitment limits the number of free-standing fast food or drive-through restaurants to one within 'Area "F", within three hundred forty-five feet (345 feet) of the existing centerline of 71st Street, and the west line of the outlot (in an east-west direction) upon which it is located shall not be closer than four hundred feet (400 feet) to the east right-of way of Intech Boulevard.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for zero stacking spaces at the end of each service unit (minimum of two stacking spaces at the end of each service unit required), and to provide for 15 off-street parking spaces (maximum of seven off-street parking spaces required).

2025-CAP-856 / 2025-CVR-856 / 6400, 6449, 6500, 6559, 6565, 6600, and 6833 Kentucky Avenue, and 6700, 7924, 7944, 8002, 8032, and 8210 Camby Road | Acknowledged Automatic Continuance to January 29, 2026, filed by Registered Neighborhood Organization

Decatur Township, Council District #21

I-2

Sabey Data Center Properties, LLC, by J. Murray Clark

Modification of Commitments, related to 2020-CZN-834, to add four commitments associated with a proposed data center use, including details of a closed-loop air cooled system, commitment to pay all related costs associated with a proposed substation for said data center, develop the site in accordance with the site plan and building elevations, file dated November 6, 2025, to provide for building heights of 30 feet for East Building A and 50 feet for West Building B, to provide for sidewalks, outdoor amenities, loading docks, short-term truck parking, landscaping, connection to sewers for various addresses on Camby Road, and dedication of public streets.

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a data center technology park (not permitted) and to provide for 200 parking spaces (minimum 708 parking spaces, or one parking space for each 1,500 square feet of floor area required).

*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 (Altemate)	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>.