

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
HEARING EXAMINER

January 15, 2026 – HEARING RESULTS

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thur., **January 15, 2026**, 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:*

SPECIAL REQUEST | AOB PAYMENTS:

2019-CVC-815 | 3200 Cold Spring Road and 2531 Tyrone Drive | Granted a Waiver of the Rules of Procedure to pay the Assessment of Benefits fees within one year after approval of the Declaratory Resolution for the vacation

Wayne Township, Council District #8
Marian University, By Timothy E. Ochs

Vacation of all of the right-of-way of Tyrone Drive of the Plat of Riverside Highlands, as recorded in Plat Book 24, Page 76 in the Office of the Recorder of Marion County, Indiana, located north of the north right-of-way line of 30th Street and west of Cold Spring Road, with a waiver of the assessment of benefits.

EXPEDITED PETITIONS:

2024-MOD-019 | 8907 Fathom Crest | Recommended Approval to the MDC and placed the Petition on the February 4, 2026 MDC agenda

Lawrence Township, Council District #4
D-P
Bryan Harris

Modification of D-P Statement for Beamreach Section 3, related to 78-Z-152, to modify plat restriction 2. (v) to allow for a minimum side yard of six feet and an aggregate of 13 feet (current plat restriction requires a 22-foot aggregate side yard in all areas excepting Area 17 which allows 16 feet and no side yard less than eight feet in all areas, excepting in Area 17 which may be six feet).

2025-MOD-023 | 8707 Shelby Street | Recommended Approval, subject to commitments, to the MDC and placed the Petition on the February 4, 2026 MDC agenda

Perry Township, Council District #23
HD-2
Shelby Street Property, LLC, by C. Addison Bradford

Modification of Commitments related to 97-Z-123 to terminate Commitment Number #1 to provide for a 45-foot half right-of-way (previous commitment required dedication of a 70-foot half right-of-way).

2025-ZON-125 | 9700 East Thompson Road | After expediting the Petition, Recommended Approval to the MDC, subject to commitments, and placed the Petition on the February 4, 2026 MDC agenda

Franklin Township, Council District #25

Forestar (USA) Real Estate Group, Inc., by Brian J. Tuohy

Rezoning of 39.85 acres from the D-A (FF) district to the D-4 (FF) district to provide for a single-family residential development.

2025-ZON-136 | 1711 North College Avenue | Recommended Approval to the MDC and placed the Petition on the February 4, 2026 MDC agenda

Center Township, Council District #13

1711 N College Ave LLC., by John Smith

Rezoning of 0.12 acre from the C-1 district to the D-8 district to provide for residential uses.

2025-CPL-857 / 2025-CVR-857 (Amended) | 9450 Counselors Row (NEW) | After 2025-CVR-847 was amended and after expediting the Petitions, Recommended Approval of 2025-CPL-857 to the MDC and placed the Petition on the February 4, 2026 MDC agenda. Approved 2025-CVR-857 (Amended), subject to amended Findings of Fact.

Washington Township, Council District #4

Keystone Witness, LLC, by Brian J. Tuohy

Approval of a Subdivision Plat, to be known as 9450 Counselor's Row, dividing 7.61 acres into two lots.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a proposed hotel with a building height of 74 feet (maximum 45 feet permitted), a maximum front yard setback of 135 feet (maximum 85-foot front yard setback required), parking space stall size of nine-foot by 18-foot, or 162 square feet (minimum nine-foot by 18-foot, or 180 square-foot required), ~~and a Green Factor Score of 0.087 (minimum Green Factor Score of 0.22 required)~~.

CONTINUED PETITIONS:

2025-ZON-084 | 4001 South Keystone Avenue | Acknowledged Automatic Continuance to February 12, 2026, filed by a Remonstrator, and granted Petitioner's request for continuance for cause from February 12, 2026 to March 12, 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-098 (Amended) | 6157 East 38th Street | After a Public Hearing, recommended Denial of the Petition to the MDC and placed it on the February 4, 2026 MDC Agenda

Warren Township, Council District #9

Thomas L. Pottschmidt

Rezoning of 5.16 acres from the C-5 (TOD) district to the I-3 (TOD) district for medium industrial uses.

2025-ZON-110 | 10302 East 38th Street | Granted Staff's request for continuance for cause to February 12, 2026

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-ZON-112 | 641 Langsdale Avenue and 2110, 2058 Dr. Martin Luther King Jr. Street | Granted Staff's request for continuance for cause to January 29, 2026

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 | Granted Staff's request for continuance for cause to January 29, 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-116 (Amended) / 2025-VAR-009 | 7701 Walnut Drive | Acknowledged Automatic Continuance to February 12, 2026, filed by Petitioner

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.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a front setback of 140 feet (maximum 85 feet required).

2025-ZON-124 / 2025-VAR-012 | 2505 North Sherman Drive | Granted Remonstrators' request for continuance for cause to February 12, 2026

Center Township, Council District #8
Metrobloks, LLC, by Tyler Ochs

Rezoning of 13.68 acres from the I-2 district to the C-S district, to provide for a data center, business, professional or government offices, and all uses in the I-2 zoning classification.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 70-foot-tall building height (maximum 38-foot building height permitted), no maximum front yard setback (maximum 65-foot front setback permitted), to

provide for 60 parking spaces (minimum one parking space for each 1,500 square feet of floor area required).

NEW PETITIONS:

2025-MOD-024 | 5601 and 5621 Madison Avenue and 1525 East Dudley Avenue | Granted one-day waiver of the 23-day required period for written and posted Notice | After a Public Hearing, recommended Denial of the Petition to the MDC and placed it on the February 4, 2026 MDC Agenda

Perry Township, Council District #23

C-5 (TOD)

Jade Investments of Indy Inc., by David E. Dearing

Modification of Commitments Numbers #2 and #5 related to 2015-ZON-007, subject to the site plan, file-dated November 18, 2025, for landscaping and office location (previous commitments provided for Administrator's Approval for redevelopment or replacement of the residential structure, no other commercial use and removal of the mobile office within 24 months after final approval of the rezoning).

2025-ZON-132 | 5736 Madison Avenue | Granted one-day waiver of the 23-day required period for written and posted Notice | After a Public Hearing, recommended Denial of the Petition to the MDC and placed it on the February 4, 2026 MDC Agenda

Perry Township, Council District #23

Jade Investments GMA, LL, by David E. Dearing

Rezoning of 1.21 acres from the D-1 (TOD) district to the C-3 (TOD) district to provide for a day care center, office / commercial uses, and restaurant.

2025-ZON-133 | 2650 West Epler Avenue, 5201, 5205, 5215, and 5225 South Warman Avenue | Acknowledged Automatic Continuance to February 12, 2026, filed by Petitioner

Perry Township, Council District #22

K & S Realty LLC, by Mindy Westrick Brown and Mark R. Leach

Rezoning of 40.11 acres from the D-A (FF) and D-5 (FF) districts to the I-3 (FF) district to provide for medium industrial uses.

2025-CAP-847 / 2025-CVR-847 | 3502 North White River Parkway West Drive | Granted Staff's request for continuance for cause to January 29, 2026

Center Township, Council District #12

City of Indianapolis Department of Parks and Recreation, by Matt Vogel

Park District One Approval to provide for a recreational building for an indoor archery range, with retail space, repair shop, classrooms, and entertainment space within the building, and two outdoor archery ranges.

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a recreational building within the floodway (not permitted).

**2025-CZN-859 / 2025-CVR-859 / 2025-CPL-859 | 1536 Prospect Street | Acknowledged
Automatic Continuance to February 12, 2026, filed by Registered Neighborhood
Organization**

Center Township, Council District #18
The Whitney Company, LLC, by Garrick Walton

Rezoning of 0.233-acre from the C-4 district to the D-8 district to provide for residential uses.

Variance of Development Standards to legally establish a single-family, with 1.2-foot and 1.6-foot side yard setbacks (minimum five-foot side yard setback required), and a second existing single-family dwelling, with 1.7-foot and 2.5-foot side yard setbacks (minimum five-foot side yard setback required).

Approval of a Subdivision Plat, to be known as Replat of Lot 315 in E. T. S. K. and A. E. Fletcher's Woodlawn Suburb Subdivision, dividing 0.233-acre into two lots.

**2025-CPL-862 / 2025-CVR-862 | 10401 and 10435 East Washington Street | Acknowledged
Automatic Continuance to February 12, 2026, filed by Registered Neighborhood
Organization**

Warren Township, Council District #20
Washington Market Realty, LLC, % Sander Development Company, by Matt Yanda

Approval of a Subdivision Plat, to be known as Replat of Block A and Lot 2 of Washington Market Commercial Subdivision, dividing 10.809 acres into one lot and one block.

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a drive-through accessory use for a restaurant, within 600 feet of a proposed transit station (not permitted), and to provide for 36 parking spaces (maximum of eight parking spaces permitted).

*For a complete list of petitions, staff reports, and hearing results, visit <https://indianapolis-in.municodemeeetings.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	01/01/2026 - 12/31/2026
David DiMarzio (Alternate)	MDC	01/01/2026 - 12/31/2026

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>.