

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
HEARING EXAMINER

January 29, 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 29, 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 REQUESTS:

2026-CZN-801 / 2026-CVR-801 | 3919 Moller Road | Granted Staff's request to transfer the Petitions to MDC on February 18, 2026 for initial hearing

2025-CPL-840 | 2302 West Morris Street | Granted Staff's request for (1) a waiver of the Plat Rule to construct sidewalks within two years of recording the plat, and (2) a waiver of the Plat Rule to provide a performance bond for sidewalks until an Improvement Location Permit is applied for each lot

EXPEDITED PETITIONS:

2025-APP-020 | 7979 North Shadeland Avenue | Recommended Approval to MDC on February 18, 2026

Lawrence Township, Council District #3

HD-2

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

Hospital District Two Approval to provide for a sign package to include two canopy signs and four incidental signs.

2025-ZON-112 (Amended) | 641 Langsdale Avenue and 2110, 2058 Dr. Martin Luther King Jr. Street | After expediting the Petition, Recommended Approval, subject to Commitments, to MDC on February 18, 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 I-2 (W-1) district to provide industrial uses.

2025-ZON-137 | 2447 West 14th Street | Recommended Approval to MDC on February 18, 2026

Center Township, Council District #12

Centro de Avivamiento Casa de Dios y Luz Para las Naciones, Inc., by Justin Kingen and Kate Mennega

Rezoning of 2.39 acres from the SU-1 district to the SU-2 district to provide for educational uses.

2025-ZON-138 | 7125 Fall Creek Road | After expediting the Petition, Recommended Approval, subject to Commitments, to the MDC on February 18, 2026

Lawrence Township, Council District #3

Central Indiana Council, Boy Scouts of America, by Timothy Ochs and Jennifer Milliken

Rezoning of 11.93-acres from the SU-7 (FF) district to the C-S (FF) classification to provide Business, art, or other post-secondary proprietary school, Community Center, Museum, Library or Art Gallery, Medical or Dental Offices, Centers or Clinics, Medical or Dental Laboratory, Financial and Insurance Services, Hair and Body Care Salon or Service, Indoor Recreation & Entertainment, Food Preparation, Banquet Facility or Event Center, Office: Business, Professional or Government, and Information Technology R&D with any accessory use associated with the C-1 District and those associated with a permitted use.

2025-ZON-140 | 1802 Cornell Avenue | Recommended Approval, subject to Commitments, to MDC on February 18, 2026

Center Township, Council District #13

Rachel Loveman and Lyle Fettig, by Adam Tyler Murphy

Rezoning of 0.19-acre from the I-3 district to the D-8 district to provide for residential uses.

2025-CPL-860 / 2025-CVC-860 | 2107 North Riley Avenue | Granted one-day waiver of the 23-day notification period for written Notice. Approved 2025-CPL-860 subject to 12 conditions in the Staff Report. Approved 2025-CVC-860, with a waiver of the AOB, and adopted the Findings of Fact.

Center Township, Council District #8

Indianapolis Public Schools, by Russell McClure

Approval of a Subdivision Plat, to be known as Susan Leach Subdivision, dividing 7.28 acre into two lots.

Vacation of the first east-west right-of-way north of 21st Street, being 25 feet in width, from the east right-of-way line of Riley Avenue, east to a point 307.42 feet to the west property line of parcel number 1102696, with a waiver of the assessment of benefits.

2025-CPL-861 (Amended) / 2025-CVR-861 (Amended) | 9425 Hague Road | After expediting the and amending both Petitions, Approved 2025-CPL-861, subject to the 10 conditions in the Staff Report. Approved 2025-CVR-861.

Lawrence Township, Council District #4

Waffle House, Inc., by Eric Givens

Approval of a Subdivision Plat, to be known as Waffle House Addition, dividing 1.65 acres into two lots, ~~with a waiver of the sidewalk requirement~~.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the development of a restaurant, ~~without the installation of a public sidewalk along Hague Road or Castlegate Drive (public sidewalks are required along the entire frontage of abutting public rights-of-way), to provide for 9-foot by 18-foot parking stalls (minimum parking stall size of 9-foot by 20-foot, or 10-foot by 18-foot, or 180~~

~~square foot required), and to provide for with~~ 36 parking spaces (maximum 18 parking spaces permitted).

CONTINUED PETITIONS:

2025-MOD-017 | 405, 409, and 411 South Shortridge Road | Acknowledged the Withdrawal of the Petition

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-089 | 5301 West 56th Street | Acknowledged the Withdrawal of the Petition

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-092 / 2025-VAR-011 | 2502 Lambert Street AKA 2501 West Morris Street | After a public hearing, Recommended Denial of 2025-ZON-092 to MDC on February 18, 2026. Denied 2025-VAR-011.

Wayne 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-094 | 2505 South Arlington Avenue | After a public hearing, Recommended Approval, subject to Commitments, to MDC on February 18, 2026

Warren Township, Council District #20

Sky Real Estate, Inc., by David Gilman

Rezoning of 8.264 acres from the C-3 district to the I-1 district to provide for restricted industrial uses.

2025-ZON-114 (Amended) | 4005 East Southport Road | Granted Staff's request for continuance for cause to March 12, 2026, 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 D-P (FW) (FF) district to provide for a vocational school, technical school, or training, a veterinarian, commercial or building contractors, artisan manufacturing (e-commerce), life sciences and wholesale, distribution and warehouse uses, plus uses permitted under 98-Z-65.

2025-ZON-128 (Amended) | 2802 Lafayette Road | Granted Petitioner's request for continuance for cause to February 12, 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 I-1 (FF) district to provide for small-scale commercial workspace and self-storage uses.

2025-CAP-847 / 2025-CVR-847 | 3502 North White River Parkway West Drive | Granted Staff's request for continuance for cause to February 26, 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-CAP-854 / 2025-CVR-854 | 6340 Intech Commons Drive | After a public hearing, Recommended Approval of 2025-CAP-854, subject to Commitments, to MDC on February 18, 2026. Approved 2025-CVR-854 and adopted the Findings of Fact.

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 (Amended) | 6400, 6449, 6500, 6559, 6565, 6600, and 6833 Kentucky Avenue, and 6700, 7924, 7944, 8002, 8032, and 8210 Camby Road | Granted

Petitioner's request for continuance for cause to February 26, 2026, with Notice already given

Decatur Township, Council District #21

I-2

Sabey Data Center Properties, LLC, by Mindy Westrick Brown

Modification of Commitments, related to 2020-CZN-834, to add and modify 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 and energy infrastructure for said data center, develop the site in accordance with the site plan and building elevations, file dated December 29, 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).

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit structure height in excess of 50 feet but no more than 75 feet within the Airspace Secondary Overlay, due to parapets and roof structures for the housing of elevators, stairways, air conditioning apparatus, cooling towers, ventilating fans, skylights, or similar equipment to operate and maintain the structure (maximum of 50 feet structures permitted).

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit utility yards and outdoor operational areas exceeding 25 percent of the gross floor area of the principal buildings for Building A (maximum of 120 percent) and Building B (maximum of 160 percent), due to the operational and infrastructure requirements associated with the proposed data center use (25 percent of gross floor area permitted).

NEW PETITIONS:

2025-MOD-026 | 4201 Moller Road | Granted Petitioner's request for continuance for cause to February 26, 2026

Pike Township, Council District #5

SU-1

Iglesias Cristiana Pentecostal Maranatha, by Jason Burk

Modification of Commitments related to 2013-ZON-022 to terminate Commitment Number Two (Commitment Number Two required the dedication of a 60-foot half right-of-way along Moller Road within 60 days of approval).

2025-ZON-139 | 1055 and 1095 East 52nd Street | Acknowledged Automatic Continuance to February 26, 2026, filed by the Petitioner

Washington Township, Council District #7
EMR Mulligan Properties, LLC, by Misha Rabinowitch

Rezoning of 0.80-acre from the D-5 (W-5) district to the MU-2 (W-5) classification.

2025-ZON-142 | 2063 Yandes Street | Recommended Approval to MDC on February 18, 2026

Center Township, Council District #13
RD Construction & Holding LLC, by John Cross

Rezoning of 0.31-acre from the I-3 district to the D-8 district to provide for residential uses.

2025-CZN-858 / 2025-CVR-858 | 2111 Columbia Avenue | After a public hearing, Recommended Approval of 2025-CZN-858 to the MDC on February 18, 2026. Denied 2025-CVR-858.

Center Township, Council District #13
Clarence Lyles, IV, by Matthew Lyles

Rezoning of 0.13-acre from the I-3 district to the D-8 district to provide for a four-unit small apartment.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for front-loaded garages (not permitted) with a 25-foot front setback (10-19.9-foot front setback 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	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>.