

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

FEBRUARY 4, 2026 – ZONING

Notice is hereby given that the Metropolitan Development Commission of Marion will hold public hearings on **Wednesday, February 4, 2026**, beginning at 1:00 PM, in the Public Assembly Room, City-County Building, 200 East Washington Street, Indianapolis, IN, on the following petitions:

PART I

MODIFICATION PETITIONS RECOMMENDED FOR APPROVAL BY HEARING EXAMINER, NO APPEAL FILED:

2024-MOD-019 | 8907 Fathom Crest

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

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 #2 to provide for a 45-foot half right-of-way (previous commitment required dedication of a 70-foot half right-of-way).

PART II

REZONING PETITION RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEAL FILED:

2025-ZON-062 | 5709 Five Points Road and 7340 East Edgewood Avenue

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.

2025-ZON-111 | 11207 East Washington Street

Warren Township, Council District #20

Indianapolis Public Transportation Corporation d/b/a IndyGo, by Brian J. Tuohy

Rezoning of 1.433 acres from the D-5 (TOD) district to the SU-9 (TOD) district to provide for supportive uses for a proposed IndyGo transit center.

2025-ZON-125 | 9700 East Thompson Road

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-131 | 1255 Roosevelt Avenue

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-ZON-136 | 1711 North College Avenue

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.

PART III

REZONING PETITION RECOMMENDED FOR APPROVAL BY THE INDIANAPOLIS HISTORIC PRESERVATION COMMISSION, NO APPEAL FILED:

2025-ZON-121 | 4630 West 71st Street

Pike Township, Council District #1
Cassandra Thomas
Rezoning of 0.11-acre from the C-1 district to the D-2 district to legally establish an existing single-family detached dwelling.

PART IV

REZONING PETITION RECOMMENDED FOR DENIAL BY HEARING EXAMINER, NO APPEAL FILED:

2025-ZON-098 (Amended) | 6157 East 38th Street

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.

PART V

MODIFICATION PETITION RECOMMENDED FOR DENIAL BY HEARING EXAMINER, APPEAL FILED BY PETITIONER:

2025-MOD-024 | 5601 and 5621 Madison Avenue and 1525 East Dudley Avenue

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).

PART VI

REZONING PETITION RECOMMENDED FOR DENIAL BY HEARING EXAMINER, APPEAL FILED BY PETITIONER:

2025-ZON-132 (Amended) | 5736 Madison Avenue

Perry Township, Council District #23

Jade Investments GMA, LLC, by David E. Dearing

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

PART VII

REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2025-ZON-130 | 1033, 1037, 1041, 1045, 1049, and 1053 Harlan Street

Center Township, Council District #18

Harbours at Harlan, LLC, by Michael Rabinowitch

Rezoning of 1.05 acres from the D-5 district to the D-P district to provide for a townhome development, consisting of 15 dwelling units.

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 prior to 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 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.

METROPOLITAN DEVELOPMENT COMMISSION (MDC)
MEMBER ROSTER

| Commissioner | Appointing Authority | Term |
|-------------------------------------|-----------------------------|-------------------------|
| John J. Dillon III (President) | Mayor | 01/01/2026 – 12/31/2026 |
| Megan Garver (Vice-President) | Mayor | 01/01/2026 – 12/31/2026 |
| Brian P. Murphy (Secretary) | Mayor | 01/01/2026 – 12/31/2026 |
| Bruce Schumacher (Acting Secretary) | Mayor | 01/01/2026 – 12/31/2026 |
| Brandon Herget | City-County Council | 02/03/2025 – 02/03/2026 |
| Brent Lyle | City-County Council | 12/02/2025 – 12/02/2026 |
| Daniel Moriarty | City-County Council | 08/11/2025 – 08/11/2026 |
| Brigid Robinson | Mayor | 01/01/2026 – 12/31/2026 |
| Gregg West | City-County Council | 05/05/2025 – 05/05/2026 |

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>.