

METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA  
HEARING EXAMINER

**FEBRUARY 12, 2026 – Hearing Results**

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thur., **February 12, 2026**, at 1:00 PM in the Public Assembly Room on the 2<sup>nd</sup> Floor of the City-County Building, 200 E. Washington St., Indianapolis, IN, on the following petitions:\*

**EXPEDITED PETITIONS:**

**2025-ZON-075 / 2025-VAR-005 (Amended) | 5416 North College Avenue | Recommended Approval, subject to Commitments, to MDC March 4, 2026**

Washington Township, Council District #7  
Firkins, LLC, by Joseph D. Calderon

Rezoning of 0.22-acre from the D-3 (TOD) and C-3 (TOD) districts to the MU-2 (TOD) district to provide for a mixed-use development.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a small mixed-use building, with zero-foot side and transitional yard setbacks, zero open space, zero-foot rear transitional yard, a 40-foot street frontage (minimum five-foot side yard and 15-foot transitional yard setbacks required, minimum 5%, or 50 square feet per unit of open space required, minimum of 15-foot landscape buffer, or a six-foot-tall opaque wall, berm, fence or dense vegetative screen required, 50-foot street frontage required).

**2025-ZON-143 / 1860 Sugar Grove Avenue (NEW) | Recommended Approval to the MDC March 4, 2026**

Center Township, Council District #12  
Full Circle Development II LLC, by Jason Wolfe

Rezoning of 0.12 acres from the C-1 (W-1) district to the D-5 (W-1) classification to provide for residential uses.

**2025-CZN-859 / 2025-CVR-859 / 2025-CPL-859 | 1536 Prospect Street | Recommended Approval of 2025-CZN-859, to MDC March 4, 2026. Approved 2025-CVR-859 and adopted the Findings of Fact. Approved 2025-CPL-859, subject to the conditions in the Staff Report.**

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-CZN-863 / 2025-CVR-863 / 1921 Prospect Street (NEW) | Recommended Approval of 2025-CZN-863 to the MDC March 4, 2025. Approved 2025-CVR-863 and adopted the Findings of Fact.**

Center Township, Council District #18  
Morris Cohen, by Mark and Kim Crouch

Rezoning of 0.12-acre from the C-4 district to the D-8 district for a four-unit multi-unit structure.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for side yard building setbacks of three feet on each side (minimum five-foot side yard building setbacks required) and one-foot side yard setbacks for a surface parking area (minimum five-foot side yard setbacks required).

**2026-ZON-004 | 3 Beachway Drive (NEW) | Recommended Approval, subject to Commitments, to the MDC March 4, 2025**

Wayne Twp., CD #16  
SBP Properties, LLC, by Stephanie Fall

Rezoning of 2.536 acres from the D-6 district to the C-3 district to legally establish an existing neighborhood commercial development.

**CONTINUED PETITIONS:**

**2025-ZON-110 (Amended) | 10302 East 38th Street | Granted continuance to March 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-6 (FF) classification to provide for a multi-family residential development. from the SU-1 (FF) district to the D-6 (FF) classification to provide for a multi-family residential development.

**2025-ZON-116 (Amended) / 2025-VAR-009 | 7701 Walnut Drive | Acknowledged the withdrawal of the Petitions**

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 | After a public hearing, recommended Approval of 2025-ZON-124, subject to Commitments, to the MDC March 4, 2026. Granted approval of 2025-VAR-012 and adopted the Findings of Fact.**

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).

**2025-ZON-128 (Amended) | 2802 Lafayette Road | After a public hearing, recommended Approval of the Petition, subject to Commitments, to the MDC March 4, 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-ZON-133 | 2650 West Epler Avenue, 5201, 5205, 5215, and 5225 South Warman Avenue | After a public hearing, recommended Denial of the Petition to the MDC March 4, 2026**

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-CPL-862 / 2025-CVR-862 | 10401 and 10435 East Washington Street | Continued to February 26, 2026**

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).

**NEW PETITIONS:**

**2025-MOD-025 | 7555 Old Trails Road (NEW) | Acknowledged the Automatic Continuance to March 12, 2026, filed by Registered Neighborhood Organization**

Warren Township, Council District #20  
C-5 (TOD)

Teamsters Safety Training and Educational Fund, by Brian Tuohy

Modification of Commitments related to 2008-ZON-010, to modify Commitment #7, to provide for a truck driving training school as a permitted use (previous commitment prohibits a list of specific uses including schools (except daycare)).

\*For a complete list of petitions, staff reports, and hearing results, visit [https://indianapolis-in.municodemeetings.com/DMDmeetings](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](mailto:planneroncall@indy.gov). Written comments to a proposal are encouraged to be filed via email to [planneroncall@indy.gov](mailto: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)**

<b>Contractual Zoning Professional</b>	<b>Approving Authority</b>	<b>Term</b>
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>.