

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
HEARING EXAMINER

FEBRUARY 26, 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 26, 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:*

EXPEDITED PETITIONS:

2026-APP-002 | 1733 Central Avenue | After expediting the Petition, recommended Approval to MDC March 18, 2026

Center Township, Council District #13
PK-2
Paul Musielak

Park District Two approval to provide for the construction of a single-family dwelling and a three-car detached garage.

2025-ZON-134 | 1759 West Morris Street | Recommended Approval to MDC March 18, 2026

Center Township, Council District #18
Lyles Construction Group, by, Matthew Lyles

Rezoning of 0.129 acres from the C-4 district to the D-8 classification to provide for residential uses.

2025-ZON-139 (Amended) / 2026-VAR-001 (Amended) | 1055 and 1095 East 52nd Street | Recommended Approval of 2025-ZON-139 (Amended) to MDC March 18, 2026. Approved 2025-VAR-001 (Amended) and adopted the Findings of Fact.

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.

Variance of Use of the Consolidated Zoning and Subdivision Ordinance provide for ~~processing and packaging of food and beverage and~~ indoor entertainment (not permitted).

2025-CPL-862 / 2025-CVR-862 (Amended) | 10401 and 10435 East Washington Street | After amendment of 2025-CVR-862 and expediting the Petitions, approved 2025-CPL-862, subject to the conditions in the Staff Report. Approved 2025-CVR-862 (Amended) and adopted the Findings of Fact.

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, **greater than 601 feet from a proposed transit station (prohibited except when located behind or to side of building and all access is provided by alleys or along a buffer frontage), and to provide for 29 parking spaces (maximum of 27 parking spaces permitted).**

CONTINUED PETITIONS:

2025-APP-018 | 5001 Riverview Drive | Acknowledged the withdrawal of the Petition. Granted refund of filing fees in the amount of \$2834.00.

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-MOD-026 | 4201 Moller Road | Granted continuance for cause to March 12, 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-CAP-847 / 2025-CVR-847 | 3502 North White River Parkway West Drive | Acknowledged the withdrawal of the Petitions

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-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 Decatur | Denied request for continuance for cause to August 27, 2026, requested by a Registered Neighborhood Organization. After a public hearing, recommended Approval of 2025-CAP-856, subject to Commitments, to the MDC March 18, 2026. Approved 2025-CVR-856 (Amended), subject to Commitments, and adopted the Findings of Fact.

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) and to allow utility yards and outdoor operational areas a minimum of 200 feet from a protected district (500 feet required).

NEW PETITIONS:

2026-ZON-001 | 8325 Camby Road | Acknowledged automatic continuance to March 26, 2026, filed by a Registered Neighborhood Organization

Decatur Township, Council District #21
SCI Camby LLC, by David Gilman

Rezoning of 1.11 acres from the C-3 district to the C-4 district to provide for an automobile fueling station and convenience store.

2026-ZON-002 | 456 South Emerson Avenue | Acknowledged Automatic Continuance to March 26, 2026, filed by the Petitioner

Center Township, Council District #14
Singh Auto Repair LLC, by Steven Brown

Rezoning of 0.42-acre from the D-5 district to the C-4 district to provide for commercial uses.

2025-CZN-864 / 2025-CVR-864 | 9220 Crawfordsville Road | Acknowledged Automatic Continuance to March 26, 2026, filed by a Registered Neighborhood Organization

Wayne Township, Council District #11
JCC Enterprises II, LLC, by Brian J. Tuohy

Rezoning of 0.51-acre from the C-3 district to the I-2 district to provide for a contractor business.

Variance of development standards for the Consolidated Zoning and Subdivision Ordinance to provide for a five-foot transitional side yard setback (minimum 30-foot transitional side yard setback required).

2025-CZN-865 / 2025-CVR-865 | 405, 409, and 411 South Shortridge Road | Granted Petitioner's request for continuance for cause to March 26, 2026

Warren Township, Council District #20
C-S
SRMK Realty, LLC, by Justin Kingen

Rezoning of 8.48 acres from C-S to C-S to provide for all C-1 and I-1 uses, truck and trailer parking, auto-related service or repair, outdoor storage of contractor equipment, vehicles awaiting repair, and recreational vehicles.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 140-foot front yard setback (maximum front yard setback of 85 feet permitted), off-street parking areas within the front yard (not permitted), and a ten-foot-tall chain link fence within the side and rear yards (maximum six-foot-tall fence permitted within the side and rear yards).

2026-CZN-802 / 2026 -CVR-802 | 3565 South Keystone Avenue | Acknowledged the withdrawal of the Petitions

Perry Township, Council District #19
Joseph Csikos, by Russell Brown

Rezoning of 2.7 acres from the SU-1 district to the C-4 district to provide for community-regional commercial uses.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 50-foot-tall pole sign along I-65 (maximum 20-foot height permitted) and a 14-foot-tall monument sign along Keystone Avenue (maximum height of 10 feet permitted).

*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>.