

METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA  
HEARING EXAMINER

**MARCH 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., **March 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:\*

**SPECIAL REQUEST:**

**2026-CZN-809 / 2026-CVC-809 | 301 Virginia Avenue, 315 South New Jersey Street, and 400 & 402 East South Street | Transferred Petitions to the April 1, 2026 MDC agenda for initial hearing**

Center Township, Council District #18  
Indy Parks and Recreation, by Benjamin Jackson

Rezoning of 1.43 acres from the CBD-2 (RC) (TOD) and I-3 (RC) (TOD) districts to the PK-1 (RC) (TOD) district to provide for a public park.

Vacation of an irregularly shaped alley, ranging from ten feet and fifteen feet in width, and being the first north-south alley east of New Jersey Street, from the north right-of-way line of South Street, north 238.5 feet to the south right-of-way line of Virginia Avenue, with a waiver of the assessment of benefits.

**EXPEDITED PETITIONS:**

**2026-APP-001 | 8707 Shelby Street (NEW) | Recommended approval of the Petition and placed it on the April 1, 2026 MDC agenda**

Perry Township, Council District #23  
HD-2 (FF)  
Community Health Network, Inc., by C. Addison Bradford

Hospital District Two Approval to provide for a behavioral health services treatment facility.

**2025-MOD-026 | 4201 Moller Road | After expediting the Petition, recommended approval, subject to Commitments, and placed the Petition on the April 1, 2026 MDC agenda**

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-110 (Amended) | 10302 East 38th Street | After expediting the Petition, recommended approval of the Petition, subject to Commitments, and placed it on the April 1, 2026 MDC agenda**

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.

**2026-ZON-008 | 9031 East 16th Street (NEW) | After expediting the Petition, recommended approval of the Petition and placed it on the April 1, 2026 MDC agenda**

Warren Township, Council District #14  
Common Ground at Faith, by Andrew Horton

Rezoning of 9.34 acres from the SU-1 district to the SU-7 district to allow for food pantry and other non-profit uses.

**2026-ZON-009 | 4500 Blackstone Drive (NEW) | Recommended approval of the Petition and placed it on the April 1, 2026 MDC agenda**

Perry Township, Council District #24  
Anthony Trickle

Rezoning of 0.507-acre from the D-A district to the D-3 district to provide for residential uses.

**2026-ZON-010 | 11700 East 30th Street (NEW) | Recommended approval of the Petition, subject to Commitments, and placed it on the April 1, 2026 MDC agenda**

Warren Township, Council District #15  
Donna and James Clifford, by Indiana Association of Seventh-Day Adventists, Inc.

Rezoning of 9.91 acres from the D-A district to the SU-1 district to provide for religious uses.

**2026-ZON-011 | 10702 East 25th Street, 10710 East 30th Street, 3510 North German Church Road, and 10314 Maumee Drive (NEW) | Recommended approval of the Petition, subject to Commitments, and placed it on the April 1, 2026 MDC agenda**

Warren Township, Council District #15  
Department of Parks and Recreation of the City of Indianapolis, by Benjamin Jackson

Rezoning of 88.46 acres from the D-A, D-4, and D-6 districts to the PK-1 district to provide for recreational park uses.

**2026-CVR-800 / 2026-CPL-800 | 3179 Graceland Avenue (NEW) | Approved 2026-CVR-800 and adopted the Findings of Fact. Approved 2026-CPL-800, subject to the 12 conditions in the Staff Report.**

Center Township, Council District #8  
D-5  
Michelle Anderson, by James T. Bertsch

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a two-unit multi-unit house on proposed Lot 62A, with an eight-foot front building line (front building line range of 10 feet and 19.9 feet permitted), and zero off-street parking spaces (minimum one off-street parking space per unit required), and for a two-unit multi-unit house on proposed Lot 62B, with a 1,600 square-foot lot area (minimum 3,500 square-foot lot area required), a zero-foot front building line (front building line range of 10 feet and 19.9 feet permitted), a three-foot rear setback (minimum 10 feet required), and zero off-street parking spaces (minimum one off-street parking space per unit required).

Approval of a Subdivision Plat to be known as Lot No. 62 of Block 3 in Topp's Garden Place Addition, subdividing 0.12-acre into two lots.

**2026-CZN-804 / 2026-CVR-804 | 3616 North Shadeland Avenue (NEW) | Recommended approval of 2026-CZN-804, subject to Commitments, and placed it on the April 1, 2026 MDC agenda. Approved 2025-CVR-804 and adopted the Findings of Fact.**

Warren Township, Council District #9

Mees / Meyer Development Company, by David Gilman

Rezoning of 1.55 acres from the C-4 district to the C-5 district to provide for regional commercial uses.

Variance of Use and Development Standard of the Consolidated Zoning and Subdivision Ordinance to provide for 16,884 square feet of outdoor storage (not permitted), and a zero-foot north side transitional yard setback (minimum 10-foot side transitional yard setback required).

### **CONTINUED PETITIONS:**

**2025-MOD-025 | 7555 Old Trails Road | Acknowledged the Withdrawal of the Petition**

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)).

**2025-ZON-084 | 4001 South Keystone Avenue | After a public hearing, recommended denial of the Petition and placed it on the April 1, 2026 MDC agenda**

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-114 (Second Amended) | 4005 East Southport Road | Granted a continuance for cause to April 9, 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 C-S (FW) (FF) district to provide for all C-4 uses, except adult entertainment, and to permit commercial or building contractors, artisan manufacturing (e-commerce), and warehouse, wholesale, and distribution.

**NEW PETITIONS:**

**2026-ZON-003 | 951 South White River Parkway West Drive (NEW) | Acknowledged Automatic Continuance to April 9, 2026, filed by a Registered Neighborhood Organization**

Center Township, Council District #18  
951 White River Parkway LLC, by Justin Kingen

Rezoning of 0.99 acre from the SU-2 (RC) district to the CS (RC) district to provide for a surface parking lot.

**2026-ZON-007 | 2107 Columbia Avenue | Granted a continuance for cause to April 9, 2026, with Notice**

Center Township, Council District #13  
City of Indianapolis, Department of Metropolitan Development, by Antonio Monserrat

Rezoning of 0.119-acre from the I-3 district to the D-8 district to provide for residential development.

\*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](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>.