

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

FEBRUARY 18, 2026 – ZONING

Notice is hereby given that the Metropolitan Development Commission of Marion will hold public hearings on **Wednesday, February 18, 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

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

2025-APP-020 | 7979 North Shadeland Avenue

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.

PART II

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

2025-ZON-094 | 2505 South Arlington Avenue

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-112 (Amended) | 641 Langsdale Avenue and 2110, 2058 Dr. Martin Luther King Jr. Street

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

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

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

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-ZON-142 | 2063 Yandes Street

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.

PART III

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

2025-CAP-854 | 6340 Intech Commons Drive

Pike Township, Council District #6
C-S
ASIntech 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.

2025-CZN-858 | 2111 Columbia Avenue

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.

PART IV

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

2025-ZON-126 | 3441 West Washington Street

Wayne Township, Council District #17
Jesus Ivan Ibarra Tamayo

Rezoning of 0.76-acre from the I-3 (FF) (TOD) district to the C-5 (FF) (TOD) district to provide for general commercial uses.

PART V

COMPANION PETITIONS RECOMMENDED FOR DENIAL AND DENIED, RESPECTIVELY, BY HEARING EXAMINER, APPEAL FILED BY PETITIONER:

2025-ZON-092 / 2025-VAR-011 | 2502 Lambert Street AKA 2501 West Morris Street

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.

PART VI

COMPANION PETITIONS TRANSFERRED BY HEARING EXAMINER FOR INITIAL HEARING:

2026-CZN-801 / 2026-CVR-801 | 3919 Moller Road

Pike Township, Council District #5
MU-1 / C-4

Hodges Commons Limited Partnership, Alex Keller

Rezoning of 2.9 acres from the MU-1 and C-4 districts to the D-10 district to provide for apartment uses with an accessory daycare.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 98-unit apartment building and accessory daycare building with a floor area ratio of 0.862 (maximum 0.8 permitted), a livability space ratio of 0.43 (minimum 0.66 required), and a deficient Green factor score, per plans filed.

PART VII

REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2025-ZON-135 | 223 Lynn Street

Center Township, Council District #18

Goodwill of Southern Indiana, Inc., by Joseph D. Calderon

Rezoning of 1.76 acres from the SU-7 district to the D-P district to provide for a mixed-use development, with commercial offices, a school, a community center, and multi-family dwellings.

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 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	02/02/2026 – 02/02/2027
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>.