

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
HEARING EXAMINER

MARCH 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., **March 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-004 | 3502 North White River Parkway, West Drive (NEW) | Recommended Approval to MDC April 15, 2026

Center Township, Council District #12

PK-1 (FW)

City of Indianapolis Department of Parks and Recreation, by Benjamin Jackson

Park District One Approval to provide for an outdoor plaza with seating area, ADA ramp, and canoe launch.

2026-ZON-012 | 2946, 2950, 2954 McPherson Street (NEW) | After Expediting the Petition, Recommended Approval, subject to Commitments, to MDC April 15, 2026

Center Township, Council District #8

Arcadia 1 Development LLC, by Jynell Berkshire

Rezoning of 0.37-acre from the D-5 district to the D-8 district for residential development.

2026-ZON-013 | 2910 McPherson Street (NEW) | After Expediting the Petition, Recommended Approval, subject to Commitments, to MDC April 15, 2026

Center Township, Council District #8

Arcadia 1 Development LLC, by Jynell Berkshire

Rezoning of 0.13-acre from the D-5 district to the D-8 district to provide for residential development.

2026-ZON-014 | 10020 East 30th Street (NEW) | Recommended Approval, subject to Commitments, to MDC April 15, 2026

Warren Township, Council District #15

Autozone Development, LLC, by Joseph D Calderon

Rezoning of 1.25 acres from the C-3 district to the C4 district to provide for automobile, motorcycle and light vehicle service or repair.

2026-ZON-017 | 1622 Harlan Street (NEW) | Recommended Approval to MDC April 15, 2026

Center Township, Council District #19

Brittany Lewis, by David Dearing

Rezoning of 0.14 acres from the C-5 district to the D-5 district to provide for residential uses.

2025-CZN-864 / 2025-CVR-864 | 9220 Crawfordsville Road | Recommended Approval of 2025-CZN-864, subject to Commitments, to MDC April 15, 2026. Approved 2025-CVR-864 and approved the Findings of Fact

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).

2026-CVR-807 / 2026-CPL-807 | 5511 Sunset Lane (NEW) | Approved 2026-CVR-807, subject to the Findings of Fact. Approved 2026-CPL-807, subject to the eleven Conditions remaining in the Staff Report, after striking Condition #8 in the Staff Report, per request of the Petitioner.

Washington Township, Council District #7
D-S (FF)
Carrington Homes, Inc., by Kenny Mitchell

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for proposed Lot 1 with 50 feet of lot width and 50 feet of lot frontage (minimum 150 feet of lot width required, and minimum 75 feet of lot frontage required) and proposed for Lot 2 with zero-foot lot width and zero-foot street frontage (minimum 150-foot lot width required, and minimum 75-foot street frontage required).

Approval of a Subdivision Plat, to be known as Sunset Woods, dividing 8.9 acres into two lots.

CONTINUED PETITIONS:

2025-CZN-865 / 2025-CVR-865 | 405, 409, and 411 South Shortridge Road | Granted continuance for cause to April 23, 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-ZON-001 | 8325 Camby Road | Acknowledged the Withdrawal of the Petition

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 the Automatic Continuance to April 23, 2026, filed by a Registered Neighborhood Organization

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.

NEW PETITIONS:

2026-APP-003 | 2345 West 86th Street | Acknowledged the withdrawal of the Petition

Washington Township, Council District #13
HD-2

Little Sisters of the Poor of Indianapolis, Inc., by Chad Mayes

Hospital District-Two Approval for the construction of a proposed 71,196 square-foot building, with sidewalks, landscaping, a 1,978 square-foot accessory structure, and parking areas with 80 total spaces. The existing building and parking area would be demolished.

2026-MOD-001 | 7536 South Emerson Avenue | Acknowledged the Automatic Continuance to April 23, 2026, filed by a Registered Neighborhood Organization

Perry Township, Council District #24
D-P

HSL Emerson, LLC, by Joseph D. Calderon

Modification of the site plan and Development Statement related to 2023-ZON-050 to remove age restriction of head of household (head of household being at least 55 years of age); allow multi-family units within five buildings (multi-family units limited to a single building); remove all references to Lot A; provide for a clubhouse and pool as a permitted accessory use; reduce accessory use setback along southern property line to 10 feet (accessory use setback along southern property line required 20 feet); provide for no less than 200 parking spaces (no less than 130 parking spaces allowed); provide for required bicycle parking spaces; and amend site plan in accordance with the amended Development Statement.

2026-MOD-002 | 7305 Kentucky Avenue and 8728, 8732, 8736, and 8740 Tolson Drive | Acknowledged the Automatic Continuance to April 23, 2026, filed by a Registered Neighborhood Organization

Decatur Township, Council District #21
C-S

Oberlin Development, LLC and Taylor Morrison of Indiana, LLC, by Brian J. Tuohy

Modification of the C-S Statement and site plan related to 2022-ZON-112, to allow for single-family detached lots (previous C-S Statement and site plan provided for single-family lots and paired patio lots).

2026-CVR-803 / 2026-CVC-803 | 1437 – 1533 (odd) Saulcy Street, 1422 – 1528 (even) Astor Street, and 219 Koehne Street | Acknowledged the Automatic Continuance to April 23, 2026, filed by a Registered Neighborhood Organization

Center Township, Council District #18

D-8 (RC)

Union Holdings III, LLC, by Michael Rabinowitch

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a Large Apartment (not permitted), a building height of 50 feet (maximum 35 feet permitted), a floor area ratio of 1.88 (maximum 0.80 floor area ratio permitted) and a minimum livability space ratio of 0.07 (minimum 0.75 required).

Vacation of the first east-west alley south of Saulcy Street, ranging from eight feet and 12 feet in width, from the east right-of-way line of Koehne Street, being the southeast corner of Lot 51 of Minkner's Wilmoth Place Section 3, as recorded in Plat Book 12, Page 157 in the Office of the Recorder of Marion County, Indiana, 680 feet to the east, to the west right-of-way line of White River Parkway, West Drive,

Vacation of the first north-south alley west of White River Parkway, West Drive, being eight feet wide, from the south right-of-way line of Saulcy Street, 86 feet to the south, to the north right-of-way line of the first east-west alley South of Saulcy Street,
Vacation of the second north-south alley west of White River Parkway, West Drive, being 14 feet wide, 220 feet south, to the north right-of-way line of Astor Street, all with a waiver of the assessment of benefits.

*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>.