

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
HEARING EXAMINER

March 26, 2026

The regular meeting of the Hearing Examiner for the Metropolitan Development Commission of Marion County, Indiana, was scheduled for March 26, 2026, at 1:00 P.M., in the Public Assembly Room of the City-County Building, Indianapolis, Indiana, for various purposes, including the holding of a Public Hearing on various petitions listed on the Notice of Public Hearing, and for taking official action upon public business and public Notice thereof as required by IC 5-14-1.5.

Staff members present were Kathleen Blackham, Senior Planner; Robert Uhlenhake, Senior Planner; Jeffrey York, Manager; Bryce Patz, Current Planning Administrator; and Nancy G. Whitaker, Hearing Specialist.

Judy Weerts Hall, Hearing Examiner, called the meeting to order at 1:00 P.M. She stated that the Hearing Examiner's hearing today would be conducted under the Rules of Procedure of the Metropolitan Development Commission (MDC). She informed those present of the time permitted to present testimony in support of the Petition and opposition to it. The Hearing Examiner stated the procedures for filing a request to appeal her recommendations to the Commission, as well as any approved or denied petitions. The Hearing Examiner explained that **recommendations** for Petitions heard that day would be forwarded to the MDC for consideration at its meeting on **April 15, 2026**, unless noted otherwise.

SPECIAL REQUESTS, CONTINUANCES, WITHDRAWALS

2026-APP-003 | 2345 West 86th Street (NEW)

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.

Jeffrey York (Manager, Current Planning) announced that the Petitioner had sent an email on March 23, 2026, withdrawing the Petition.

Hearing no other comments, the Hearing Examiner acknowledged the withdrawal of the Petition.

2026-MOD-001 | 7536 South Emerson Avenue (NEW)

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.

Kathleen Blackham (Staff) said Staff had no further comments.

Hearing no other comments, the Hearing Examiner acknowledged the Automatic Continuance to April 23, 2026, filed by a Registered Neighborhood Organization.

2026-MOD-002 | 7305 Kentucky Avenue and 8728, 8732, 8736, and 8740 Tolson Drive (NEW)

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).

Brian Tuohy, the Petitioner's attorney, provided information about a future meeting with the Decatur Township Civic Council.

Kathleen Blackham (Staff) said Staff had no further comments.

Hearing no other comments, the Hearing Examiner acknowledged the Automatic Continuance to April 23, 2026, filed by a Registered Neighborhood Organization.

2026-ZON-001 | 8325 Camby Road

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.

Kathleen Blackham (Staff) said Staff had no further comments.

Hearing no other comments, the Hearing Examiner acknowledged the Withdrawal of the Petition.

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.

Kathleen Blackham (Staff) said Staff had no further comments.

Hearing no other comments, the Hearing Examiner acknowledged the Automatic Continuance to April 23, 2026, filed by a Registered Neighborhood Organization.

EXPEDITED PETITIONS

2026-APP-004 | 3502 North White River Parkway, West Drive (NEW)

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.

The petitioner, Benjamin Jackson, Principal Planner, Indy Parks, briefly explained the requested improvements.

Jeffrey York (Manager, Current Planning) said Staff had no additional comments.

Hearing no other comments, the Hearing Examiner recommended Approval of the Petition to the MDC and placed it on the April 15, 2026 agenda.

2026-ZON-012 | 2946, 2950, 2954 McPherson Street (NEW)

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.

The Petitioner's attorney, Jynell Berkshire (1320 East Vermont Street, Indianapolis, IN), requested that this petition be placed on the Expedited docket. Robert Uhlenhake (Staff) had no objection to expediting the Petition and recommended approval, subject to the commitments recently negotiated between the Petitioner and a registered neighborhood organization.

Ms. Berkshire explained the Monon Yard Neighborhood Organization had requested three commitments (height restriction of 35 feet (limit of 2.5 stories), a maximum of four units per lot, and one parking space per unit with a maximum of 3 spaces). The Petitioner agreed with the Commitments.

After expediting the Petition, the Hearing Examiner recommended Approval, subject to Commitments, to the MDC and placed the Petition on the April 15, 2026 agenda.

2026-ZON-013 | 2910 McPherson Street (NEW)

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.

The Petitioner's attorney, Jynell Berkshire (1320 East Vermont Street, Indianapolis, IN), requested that this petition be placed on the Expedited docket. Robert Uhlenhake (Staff) had no objection to expediting the Petition and recommended approval, subject to the commitments recently negotiated between the Petitioner and a registered neighborhood organization.

Ms. Berkshire explained the Monon Yard Neighborhood Organization had requested three commitments (height restriction of 35 feet (limit of 2.5 stories), a maximum of four units per lot, and one parking space per unit with a maximum of 3 spaces). The Petitioner agreed with the Commitments.

After expediting the Petition, the Hearing Examiner recommended Approval, subject to Commitments, to the MDC and placed the Petition on the April 15, 2026 agenda.

2026-ZON-014 | 10020 East 30th Street (NEW)

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.

The Petitioner's attorney, Joseph Calderon (11 South Meridian Street, Indianapolis, IN), briefly explained that Autozone Development would occupy the northeast corner of 30th and Mitthoeffer Road, and agreed with the Staff commitment, along with WTDA-requested commitments involving restrictions for use.

Hearing no other comments, the Hearing Examiner recommended Approval of the Petition to the MDC and placed it on the April 15, 2026 agenda.

2026-ZON-017 | 1622 Harlan Street (NEW)

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.

The Petitioner's attorney, David Dearing (921 East 86th Street, Indianapolis, IN), explained that the rezoning was to align the zoning classification with the current use of the site.

Hearing no other comments, the Hearing Examiner recommended Approval of the Petition to the MDC and placed it on the April 15, 2026 agenda.

2025-CZN-864 / 2025-CVR-864 | 9220 Crawfordsville Road

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).

The Petitioner's attorney, Brian Tuohy (9294 North Meridian Street, Indianapolis, IN), explained the rezoning of the parcel and a variance next to Chapman Heating and Cooling to allow for a parking lot next to the business. Mr. Tuohy stated that the Petitioner agreed with the Staff report commitment. Kathleen Blackham (Staff) explained that the commitment had been requested by the Town of Clermont.

Hearing no other comments, the Hearing Examiner recommended Approval of 2025-CZN-864, subject to Commitments, to the MDC and placed it on the April 15, 2026 agenda. She also approved 2025-CVR-864 and approved the Findings of Fact.

2026-CVR-807 / 2026-CPL-807 | 5511 Sunset Lane (NEW)

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.

Land use consultant, Elizabeth Bentz Williams (320 North Meridian Street, Indianapolis, IN), requested the removal of the plat approval condition for septic sewer (Condition # 8) listed in the Staff Report. Kathleen Blackham (Staff) agreed that Condition #8 was not needed and agreed that the approval should be subject to the eleven remaining conditions in the Staff Report.

Ms. Bentz Williams explained that the replat would create two lots (one six acres / one two acres). She explained why the variance petition was needed. These petitions would allow the construction of a second home for the family's members. She said the Petitioner agreed with the remaining eleven conditions for the plat approval. Kathleen Blackham noted some of the neighbors had reviewed the Petition documents and had no objections to the Petition after the review.

Hearing no other comments, the Hearing Examiner approved 2026-CVR-807, subject to the Findings of Fact. She also approved 2026-CPL-807, subject to the eleven Conditions remaining in the Staff Report, after striking Condition #8 in the Staff Report, per the request of the Petitioner.

PETITIONS FOR PUBLIC HEARING:

None.

ADJOURNMENT

There was no further business before the Hearing Examiner, so the meeting adjourned at 1:34 P.M.



Judy Weerts Hall, Hearing Examiner
Metropolitan Development Commission