

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

APRIL 1, 2026 – ZONING

Notice is hereby given that the Metropolitan Development Commission of Marion will hold public hearings on **Wednesday, April 1, 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:

2026-APP-001 | 8707 Shelby Street

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.

PART II

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

2025-MOD-026 | 4201 Moller Road

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).

PART III

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

2025-ZON-110 (Amended) | 10302 East 38th Street

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

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

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

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

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.

PART II

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

2026-CZN-804 | 3616 North Shadeland Avenue

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.

PART III

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

2025-MOD-024 | 5601 and 5621 Madison Avenue and 1525 East Dudley Avenue

Perry Township, Council District #23

C-5 (TOD)

Jade Investments of Indy Inc.

Modification of Commitments Numbers #2 and #5 related to 2015-ZON-007, subject to the site plan, file-dated November 18, 2025, for landscaping and office location (previous commitments

provided for Administrator’s Approval for redevelopment or replacement of the residential structure, no other commercial use and removal of the mobile office within 24 months after final approval of the rezoning).

PART IV

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

2025-ZON-084 | 4001 South Keystone Avenue

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.

PART V

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

2025-ZON-132 (Amended) | 5736 Madison Avenue

Perry Township, Council District #23

Jade Investments GMA, LLC

Rezoning of 1.21 acres from the D-1 (TOD) district to the C-1 (TOD) district to provide for a day care center and office / commercial uses.

PART VI

COMPANION PETITIONS RECOMMENDED FOR APPROVAL BY HEARING EXAMINER, APPEAL FILED BY REMONSTRATOR:

2025-ZON-124 / 2025-VAR-012 | 2505 North Sherman Drive

Center Township, Council District #8

Metrobloks, LLC, by Tyler Ochs

Rezoning of 13.68 acres from the I-2 district to the C-S district, to provide for a data center, business, professional or government offices, and all uses in the I-2 zoning classification.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 70-foot-tall building height (maximum 38-foot building height permitted), no maximum front yard setback (maximum 65-foot front setback permitted), to provide for 60 parking spaces (minimum one parking space for each 1,500 square feet of floor area required).

PART VII

COMPANION PETITIONS TRANSFERRED FROM THE HEARING EXAMINER FOR INITIAL HEARING:

2026-CZN-809 / 2026-CVC-809 | 301 Virginia Avenue, 315 South New Jersey Street, and 400 & 402 East South Street
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.

PART VIII

REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2026-ZON-015 | 2215 Southport Commons Drive
Perry Township, Council District #22
FS of Carmel, LLC, by Joseph D. Calderon

Rezoning of 4.87 acres from the D-P (FF) (W-1) district to the D-P (FF) (W-1) district to provide for automobile, motorcycle and light vehicle sales or rental.

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 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>.