

METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA  
HEARING EXAMINER

**APRIL 9, 2026**

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thur., **April 9, 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-814 / 2026-CVR-814 | 1438 East Washington Street | Transferred the Petitions to MDC and placed them on MDC May 20, 2026 agenda**

**EXPEDITED PETITIONS:**

**2026-ZON-003 | 951 South White River Parkway West Drive | After Expediting the Petition, Recommended Approval and placed it on MDC May 6, 2026 agenda**

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-APP-005 | 4600 Sunset Avenue (NEW) | Recommended Approval and placed it on MDC May 6, 2026 agenda**

Washington Township, Council District #7  
UQ-1  
Butler University, by Brian J. Touhy

University Quarter One Approval to provide for a 16,000 square-foot ballroom that will connect to the existing Clowes Memorial Hall and the Schrott Center for the Arts.

**2026-APP-006 | 1702 & 1706 Ruckle Street and 516 East 17th Street (NEW) | Recommended Approval and placed it on MDC May 6, 2026 agenda**

Center Township, Council District #13  
PK-2  
Holly Mate Holdings LLC, by Matthew Peyton

Park District-Two Approval to provide for a 5-unit townhome structure with attached garages accessed from the alley to the west.

**2026-APP-007 | 7307 West 38th Street | Continued to May 14, 2026, with Notice**

Pike Township, Council District #5  
PK-2  
Barry Foster, by Justin Taylor

Park District Two Approval to provide for a 35.574 square-foot front entry pylon sign.

**2026-ZON-019 | 1714 West Minnesota Street (NEW) | Recommended Approval and placed on MDC May 6, 2026 agenda**

Center Township, Council District #18

Habitat for Humanity of Greater Indianapolis Inc., by Chris Barnett

Rezoning of 0.104-acre from the C-1 district to the D-8 district to provide for residential uses.

**CONTINUED PETITIONS:**

**2025-ZON-114 (Second Amended) / 2026-VAR-002 | 4005 East Southport Road | Continued to May 14, 2026**

Perry Township, Council District #24

Southport Road Development LLC, by David Gilman

Rezoning of 3.67 acres from the D-P (FF) (FW) district to the C-S (FF) (FW) 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.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial structure with zero feet of street frontage (minimum 50 feet of street frontage required), and for a zero-foot front setback (minimum ten-foot front setback required).

**NEW PETITIONS:**

**2026-ZON-007 | 2107 Columbia Avenue (NEW) | Continued to May 14, 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.

**2025-ZON-123 | 8500 West 10th Street (NEW) | Continued to May 14, 2026**

Wayne Township, Council District #16

NDZA, by Justin Kingen and David Kingen

Rezoning of 5.96 acres from the C-1 (FW) (FF) district to the D-7 (FW) (FF) district to provide for residential development.

**2026-ZON-006 | 701 Shelby Street (NEW) | Acknowledged Automatic Continuance to May 14, 2026, filed by a Registered Neighborhood Organization**

Center Township, Council District #18

Patrick Burtch, by Brian Burtch

Rezoning of 0.143-acre from the C-5 district to the D-5 district to provide for residential uses.

**2026-ZON-018 | 5510 Millersville Road (NEW) | Continued to April 23, 2026**

Washington Township, Council District #3

R. Michael Thomas, by Ted Nolting

Rezoning of 2.75 acres from the D-3 and C-4 districts to the C-3 district to provide for a veterinary hospital.

**2026-CVR-806 / 2026-CPL-806 | 2366 North College Avenue (NEW) | Acknowledged Automatic Continuance to May 14, 2026, filed by a Registered Neighborhood Organization**

Center Township, Council District #8

D-8

Atlas Group, LLC, by John Cross

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a five-unit single-family attached development, consisting of three units with a main floor area of 326 square feet and two units with a main floor area of 341 square feet (minimum main floor area of 660 square feet required).

Approval of a Subdivision Plat to be known as 24th and College Townhomes, dividing 0.19-acre into five lots.

**2026-CZN-808 / 2026-CVR-808 | 8540 Westfield Boulevard (NEW) | Granted a two-day waiver of the 23-day notification period for written notice | Transferred the Petitions to the MDC and placed them on MDC May 6, 2026 agenda**

Washington Township, Council District #2

C-3 (TOD) and SU-38 (TOD)

Black Panther Athletica, LLC, by Michael Rabinowitch

Rezoning of 6.16 acres from C-3 (TOD) and SU-38 (TOD) to SU-16 (TOD) to provide for an indoor and outdoor recreational facility, with accessory uses including daycare, a restaurant, and retail.

Variance of Development Standard of the Consolidated Zoning and Subdivision Ordinance to provide for development with a 6.5-foot north side transitional yard setback (minimum 20-foot side transitional yard required), a five-foot rear yard setback (minimum 10-foot rear yard setback required), a zero-foot south side yard setback (minimum 10-foot side yard setback required), a building height of 64 feet along a transitional yard (maximum 18-foot height permitted), a front building line 94 feet from the property line and 51% of the lot width (range of 0-20 feet and 60% required), a single primary entry feature (3 required), 254 parking spaces (minimum 363 parking spaces required), a driveway with 32 feet in width (maximum 24-foot width), and front-yard parking with a 20-foot setback (25-foot setback required), and to provide for a pylon sign with an Electronic Variable Messaging Sign (EVMS) component (pylon sign within 600 feet of a protected district not permitted, EVMS not permitted).

**2026-CVR-810 / 2026-CPL-810 | 6801 Stanley Road (NEW) | Acknowledged Automatic Continuance to May 14, 2026, filed by a Registered Neighborhood Organization**

Decatur Township, Council District #21

D-3

Claudia and Garcia Aboyetes & Jose M. Chicas, by David Gilman

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for two primary dwellings on two lots with the provision of a septic system for each dwelling (connection to public or semipublic sanitary sewer facilities required), and to both legally establish a detached accessory structure with a 5.3-foot north side yard setback (minimum 6-foot side yard required) and temporarily allow for a residential lot improved with solely an accessory structure (not permitted).

Approval of a Subdivision Plat to be known as Replat of Lot 42 in Quilin Acres Subdivision, subdividing 2.01 acres into two lots.

\*Visit <https://indianapolis-in.municodemeetings.com/DMDmeetings> for a complete list of petitions, staff reports, and hearing results. 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>.