

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
HEARING EXAMINER

APRIL 23, 2026 – HEARING RESULTS

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thur., **April 23, 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-MOD-002 | 7305 Kentucky Avenue and 8728, 8732, 8736, and 8740 Tolson Drive | Recommended Approval and placed the Petition on the MDC May 20, 2026 agenda.

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-ZON-020 / 2026-VAR-003 | 3520 Robson Street (NEW) | Recommended Approval and placed 2026-ZON-020 on the MDC May 20, 2026 agenda. Approved 2026-VAR-003 and adopted the Findings of Fact.

Center Township, Council District #13

Freddy Licona and Doris Serrano, by Josh Smith

Rezoning of 0.078-acre from the I-4 district to the D-5 district to provide for residential uses.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for an expansion of the existing dwelling, with a zero-foot front setback (10-foot front setback required), a zero-foot east side setback (8-foot corner setback required), and a 14-foot rear setback (15-foot rear setback required).

2026-ZON-021 | 2065 Yandes Street (NEW) | Recommended Approval and placed the Petition on the MDC May 20, 2026 agenda.

Center Township, Council District #13

RD Construction & Holding, LLC, by John Cross

Rezoning of 0.129-acre from the I-3 district to the D-8 district to provide for residential development.

2026-ZON-028 | 6555 Carrollton Avenue (NEW) | Recommended Approval and placed the Petition on the MDC May 20, 2026 agenda.

Washington Township, Council District #7

Cuyahoga Company, LLC, by Thomas Perkins

Rezoning of 0.39-acre from the D-4 (FF) (TOD) district to the MU-2 (FF) (TOD) district.

2026-ZON-031 | 1750 West Morris Street (NEW) | Recommended Approval and placed the Petition on the MDC May 20, 2026 agenda.

Center Township, Council District #18
ANLU Property Investment, LLP, by Josh Smith

Rezoning of 0.13-acre from the C-4 district to the D-5 district to provide for a two-family dwelling.

CONTINUED PETITIONS:

2026-MOD-001 | 7536 South Emerson Avenue | Continued to May 28, 2026.

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-ZON-002 | 456 South Emerson Avenue | Continued to May 28, 2026, with Notice.

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.

2026-ZON-018 / 2026-VAR-004 | 5510 Millersville Road | Continued to May 28, 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.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for an outdoor animal run/exercise area located 88 feet from a protected district (100-foot separation required).

2025-CZN-865 / 2025-CVR-865 | 405, 409, and 411 South Shortridge Road | Continued to May 14, 2026, with Notice, as needed.

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-CVR-803 / 2026-CVC-803 (Amended) | 1437 – 1533 (odd) Saulcy Street, 1422 – 1528 (even) Astor Street, and 219 Koehne Street | Approved 2026-CVR-803 and adopted the Findings of Fact. Approved 2026-CVC-803 and adopted the Findings of Fact. Scheduled Assessment of Benefits Hearing for May 14, 2026.

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.~~

NEW PETITIONS:

2026-MOD-003 | 8600 Combs Road (NEW) | Acknowledged Automatic Continuance to May 28, 2026, filed by a Registered Neighborhood Organization.

Franklin Township, Council District #25

I-3

Punjab Property Inc., by Patrick Rooney

Modification of Commitments related to petition 2005-ZON-160 to include Commitment Number 1, to allow for truck or heavy vehicles sales, rental, or repair (commitment allowed only manufacture, assembly of repair of machinery and machinery components in the I-3-

S district); Commitment Number 2 to allow for truck or heavy vehicles sales, rental, or repair (commitment allowed only construction companies, contractors, and home remodeling companies in the I-2-S district); Commitment Number 5 to provide for one building subject to the plans and elevations dated February 10, 2026, (required certain exterior materials on mini-warehouse buildings); Commitment Number 6 to protect and preserve existing trees outside of the construction limits and install landscaping subject to the landscaping plan dated February 10, 2026, (commitment provided for landscaping and exterior building materials related to mini-warehouse development); Commitment Number 11 to provide for parking/storage of trucks and trailers subject to the site plan dated February 10, 2026, (identified location of outdoor storage and eliminated outdoor storage of commercial vehicles, semi-truck and trailers); Commitment Number 19 to provide for one building subject to the site plan dated February 10, 2026, (commitment limited building height to 35 feet and not to exceed total of 15,000 square feet); Commitment Number 26 would provide for a perimeter fence and landscaping subject to the site plan dated February 10, 2026, (commitment identified location and materials of fencing); and Commitment Number 17 would be terminated and deleted (commitment limited semi-truck traffic to an average of a total of not more than two trips to and from the site per week).

2026-ZON-023 | 5436 Brookville Road (NEW) | Acknowledged Automatic Continuance to May 28, 2026, filed by a Registered Neighborhood Organization.

Warren Township, Council District #14
Brew Brothers Inc, by Baldeep Baidwan

Rezoning of 1.6 acres from the C-3 district to the I-2 district to provide for light industrial uses, including warehousing and distribution.

2026-ZON-024 | 5 West Epler Avenue (NEW) | Continued to May 14, 2026.

Perry Township, Council District #22
Leedom & Terrell, LLC, by Jacob Bowman

Rezoning of 0.68-acre from the D-A district to the C-5 district to provide contractor uses.

2026-ZON-025 | 1719 Roosevelt Avenue (NEW) | Continued to May 28, 2026.

Center Township, Council District #8
Diego Abraham Gomez Lara, by Jorge Oscar Gonzales Vasquez

Rezoning of 0.12-acre from the C-3 district to the D-8 district to provide for residential development.

2026-ZON-026 | 3565 South Keystone Avenue (NEW) | After a full public hearing, Recommended Approval and placed the Petition on the May 20, 2026 MDC agenda.

Perry Township, Council District #22
Farnsworth Metal Recycling, LLC, by Joseph Csikos

Rezoning of 2.70 acres from the SU-1 district to the C-4 district to provide for community-regional commercial uses.

*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. 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>.