

METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA

**MAY 6, 2026 – ZONING**

Notice is hereby given that the Metropolitan Development Commission of Marion will hold public hearings on **Wednesday, May 6, 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 PETITIONS RECOMMENDED FOR APPROVAL BY HEARING EXAMINER, NO APPEAL FILED:

**2026-APP-005 | 4600 Sunset Avenue**  
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**  
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.

PART II

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.

**2025-ZON-112 (Amended) 641 Langsdale Avenue and 2110, 2058 Dr. Martin Luther King Jr. Street**  
Center Township, Council District #12  
2058 Property Group LLC, by Joel Bruns

Rezoning of 12.6 acres from the C-7 and I-4 (W-1) districts to the I-2 (W-1) district to provide industrial uses.

**2026-ZON-003 | 951 South White River Parkway West Drive**

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-ZON-012 | 2946, 2950, 2954 McPherson Street**

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**

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-019 | 1714 West Minnesota Street**

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.

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 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.

**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 V

COMPANION PETITIONS TRANSFERRED FROM HEARING EXAMINER FOR INITIAL HEARING:

**2026-CZN-808 / 2026-CVR-808 | 8450 Westfield Boulevard**

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).

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](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 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**

<b>Commissioner</b>	<b>Appointing Authority</b>	<b>Term</b>
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>.