

**METROPOLITAN DEVELOPMENT COMMISSION
INDIANAPOLIS-MARION COUNTY, INDIANA**

May 20, 2026

The regular meeting of the Metropolitan Development Commission (MDC) of Indianapolis-Marion County, IN, was held on Wednesday, May 20, 2026, at 1:00 P.M. in the Public Assembly Room of the City-County Building, Indianapolis, IN, 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.

ATTENDANCE

The following Commission members were present:

John J. Dillon III, President
Brandon Herget
Brent Lyle
Daniel Moriarty
Brian P. Murphy, Secretary
Brigid Robinson
Bruce Schumacher, Acting Secretary
Gregg West

The following Commission members were absent:

Megan Garver, Vice-President

The following City of Indianapolis employees were present:

Megan Vukusich	Director – DMD
Jennifer Fults	Deputy Director, Strategy and Collaboration – DMD
Sheri Oor	Principal Program Manager, Incentives Compliance – DMD
Latisha Ramsey	Compliance Manager, Economic Incentives – DMD
Lucas Anderson	Chief Financial Officer / Chief Operating Officer – DMD
Carmen Lethig	Deputy Director, Planning, Preservation and Design – DMD
Kathleen Blackham	Senior Planner – DMD
Robert Uhlenhake	Senior Planner – DMD
Josh Levesque	Senior Planner – DMD
Adrienne Baker	Principal Planner I – DMD
Shannon Norman	Principal Planner II, Ordinances – DMD
Jeffrey York	Manager, Current Planning – DMD
Bryce Patz	Current Planning Administrator – DMD
Nancy Whitaker	Board Specialist – DMD
Chris Steinmetz	Senior Counseling Attorney – ACC / OCC

BUSINESS

CALL TO ORDER

President Dillon called the meeting to order at 1:00 P.M. Shannon Norman (Principal Planner II, Ordinances, DMD) led the recitation of the Pledge of Allegiance. Noting that her last day with DMD would be May 28, 2026, President Dillon commended Ms. Norman for her outstanding service to the Commission and the City.

MINUTES

Commissioner Herget made a Motion to adopt the Minutes from the May 6, 2026 meeting; Commissioner Lyle seconded the Motion; the Commission adopted the Minutes by a roll-call vote (7:0:1) as follows:

Ayes: Dillon, Herget, Lyle, Moriarty, Murphy, Robinson, West

Noes: None

Recusals: Schumacher himself since he left prior to the completion of the meeting

The Minutes from the May 6, 2026 meeting were adopted.

SPECIAL REQUESTS

Latisha Ramsey (Compliance Manager, Economic Incentives, DMD) requested that **Resolution No. 2026-A-019** be tabled until the acquisition of the current tenant of Building 2 could be finalized.

President Dillon tabled Resolution No. 2026-A-019.

Jessy Baum (334 North Elder Avenue, Indianapolis, IN), Stringtown Now, requested a continuance for **Petition Nos. 2026-CVR-803 and 2026-CVC-803 (Amended)**, citing the absence of a completed traffic impact study. Ms. Baum stated that a DMD planning manager had confirmed in writing that a traffic impact study should have been conducted for a project of this size, and that the Commission could not make the required findings under Section 918.4 without that analysis in the record.

The Petitioner's attorney, Misha Rabinowitch (One Indiana Square, Suite 1800, Indianapolis, IN), objected to the continuance request, explaining that he only recently became aware of Staff's request for a traffic study. He explained that Staff was requesting that the Petitioner make a commitment to perform a traffic study before the issuance of permits. Mr. Rabinowitch said the commitment would be made and submitted to Staff. He explained that this was a low-income tax credit project with very tight timelines that needed to move forward.

City-County Councilor Kristin Jones (714 Shepard Street, Indianapolis, IN), CD #18, stated that she also opposed the continuance request, and she added that she would make sure the traffic study was completed.

Kathleen Blackham (Staff) commented that a traffic impact study (TIS) was not required as a condition of proceeding to hearing and confirmed that a commitment to perform a traffic impact study would be made and noted the Petitioner would agree to make any required infrastructure

improvements and incorporate them into the development. Staff was ready to proceed with the hearing for the Petitions.

President Dillon asked for a Motion to continue **Petition Nos. 2026-CVR-803 and 2026-CVC-803 (Amended)**.

Hearing no Motion made, the request for continuance was denied due to lack of Motion, and the Petitions proceeded to public hearing.

Kathleen Blackham (Staff) requested continuance for **Petition No. 2026-ZON-026** to the June 3, 2026 meeting, to allow executed commitments to be filed. After the Petitioner's attorney, Russell Brown (Clark Quinn, 320 North Meridian Street, Indianapolis, IN) reminded Ms. Blackham of his submission and her approval of the executed commitments, Ms. Blackham retracted the continuance request.

Petition No. 2026-ZON-026 proceeded as a Petition of No Appeal.

Bryce Patz (Staff) requested a continuance for **Ordinance Amendment No. 2026-AO-001** to the June 3, 2026 meeting, to allow continued review and provision of community response.

President Dillon noted that material changes could potentially cause additional delay.

PROPOSAL TO AMEND THE ZONING AND SUBDIVISION CONTROL ORDINANCE OF INDIANAPOLIS-MARION COUNTY, INDIANA:

2026-AO-001 A proposal for a General Ordinance to amend Chapter 740-202 (Definitions) and 742-109 (Special Use Districts), pertaining to data center development, of the Consolidated Zoning and Subdivision Control Ordinance for Indianapolis-Marion County.

Hearing no other comments, Commissioner Schumacher made a Motion to continue **Ordinance Amendment No. 2026-AO-001** to the June 3, 2026 meeting; Commissioner West seconded the Motion; the Motion was carried by a roll-call vote (8:0:0) as follows:

Ayes: Dillon, Herget, Lyle, Moriarty, Murphy, Robinson, Schumacher, West
Noes: None
Recusals: None

The Commission continued Ordinance No. 2026-AO-001 to the June 3, 2026 meeting.

POLICY RESOLUTIONS

Nancy Whitaker (Board Specialist, DMD) read the following Policy Resolutions into the record:

REAL ESTATE:

2026-R-015 Authorizes the Department of Metropolitan Development to convey title or an option to purchase title of Property to the transferee, as approved by the Vacant to Vibrant Review Committee, for the purpose of providing development that would best serve the interest of the City.

ECONOMIC DEVELOPMENT / INCENTIVES:

2026-A-019 (For Public Hearing) Authorizes an amendment to the 2023 Real Property Tax Abatement approved by Resolution 2023-A-026 at Alfa Laval U.S. Group Services Real Estate LLC, 5820 Meritage Parkway, Council District #25, Franklin Township. **[The Resolution was tabled earlier in the meeting.]**

PLANNING:

2026-P-004 Establishes and approves a budget of \$275,000 for the Groundwater Protection Fund and authorized the Department of Metropolitan Development to administer the Fund for the purposes of developing and operating education and voluntary business registration programs through the Marion County Wellfield Education Corporation (MCWEC), and administering the Wellfield Protection Secondary Zoning Districts.

2026-P-005 Authorizes the Department of Metropolitan Development to assess the public water supply systems of Marion County \$275,000 for the purpose of funding the Groundwater Protection Fund for 2026.

2026-P-007 Authorizes the Department of Metropolitan Development to execute an amendment to the contract (#20991) with MultiStudio, Inc. to finalize the Indianapolis-Marion County Zoning and Subdivision Control Ordinance (the "Indy ReZone") in regard to equitable development in an overall not-to-exceed amount of \$145,000, with the term through December 2026.

President Dillon noted that **Resolution Nos. 2026-R-015, 2026-P-004, 2026-P-005, and 2026-P-007** did not stand for public hearing.

Hearing no comments or questions from the Commission, Commissioner Moriarty made a Motion to approve the Resolutions which did not stand for public hearing [**Resolution Nos. 2026-R-015 (8:0:0), 2026-P-004 (8:0:0), 2026-P-005 (8:0:0), and 2026-P-007 (8:0:0)**]; Commissioner Murphy seconded the Motion; the Motion was carried by a roll-call vote as follows:

Ayes: Dillon, Herget, Lyle, Moriarty, Murphy, Robinson, Schumacher, West
Noes: None
Recusals: None

The Commission approved Resolution Nos. **2026-R-015, 2026-P-004, 2026-P-005, and 2026-P-007.**

PETITIONS OF NO APPEAL

Petitions Recommended for Approval by the Hearing Examiner:

2026-MOD-002 | 7305 Kentucky Avenue and 8728, 8732, 8736, and 8740 Tolson Drive
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 | 3520 Robson Street

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.

2026-ZON-021 | 2065 Yandes Street

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-026 | 3565 South Keystone Avenue

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.

2026-ZON-028 | 6555 Carrollton Avenue

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

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.

2026-REG-029 | 1140 Dr. Martin Luther King, Jr. Street

Center Township, Council District #12

SU-2 (RC)

Indianapolis Public Schools, by Russell McClure

Regional Center Approval to provide for a proposed multi-purpose building for health and wellness, including a gymnasium, and for two bleacher structures to accommodate up to 2,000 persons at an outdoor recreational facility, plus an outdoor educational and public amenity space.

Hearing no other questions or comments, Commissioner Herget made a Motion to approve the above-listed **Petitions of No Appeal [Petition Nos. 2026-MOD-002 (8:0:0), 2026-ZON-020 (8:0:0), 2026-ZON-021 (8:0:0), 2026-ZON-026 (8:0:0), 2026-ZON-028 (8:0:0), 2026-ZON-031 (8:0:0), and 2026-REG-029 (8:0:0)]** that the Hearing Examiners recommended for approval; Commissioner Lyle seconded the Motion; the Motion was carried by a roll-call vote as follows:

Ayes: Dillon, Herget, Lyle, Moriarty, Murphy, Robinson, Schumacher, West

Noes: None

Recusals: None

The Commission approved Petition Nos. 2026-MOD-002, 2026-ZON-020, 2026-ZON-021, 2026-ZON-026, 2026-ZON-028, 2026-ZON-031, and 2026-REG-029.

PETITIONS FOR PUBLIC HEARING

COMPANION PETITIONS APPROVED BY THE HEARING EXAMINER, APPEAL FILED BY
REMONSTRATOR:

**2026-CVR-803 / 2026-CVC-803 (Amended) | 1437 – 1533 (odd) Saulcy Street, 1422 – 1528
(even) Astor Street, and 219 Koehne Street**

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.

President Dillon explained the rules governing the hearing.

The Petitioner's attorney, Misha Rabinowitch (One Indiana Square, Suite 1800, Indianapolis, IN), noted that the Annex Group was a locally based multifamily developer focused on affordable housing. He described the subject property as a 3.4-acre assemblage of parcels in the Stringtown neighborhood, west of the White River, noting that all but one of the residential structures on the site were subject to a demolition order or notice of violation and that a structural engineer's report documented significant decay. He emphasized that the properties were already zoned D-8 and that no rezoning was being requested. He noted that the proposal was consistent with the Near West Neighborhood Land Use Plan, which recommended D-8 development, described the area as ripe for a shift in use, and called for purpose-built multifamily structures rather than subdivision of existing homes into multiple units. The Hearing Examiner had found the proposed development compatible with the surrounding single-family dwellings. He described the proposal as a 242-unit multifamily development with 258 structured parking spaces and 44 additional on-street spaces. Variances for height and open space standards were required under the Indy Rezone building type standards for D-8 zoning. At Staff's request, the western component of the building was reduced from four stories to three stories, stepping it down toward the adjoining residential area. A tree study identified five heritage trees on the site; removal was permitted under the Ordinance, and 96 new trees were proposed for planting around the perimeter. Both Astor and Saulcy Streets would be widened per DPW request. A Community Benefits Agreement with the Stringtown Neighborhood Association provided for safety and security commitments, on-site management, gated FOB key access, a storage area for the Association's use, a fitness area made available free of charge to University officers (developed at the suggestion of City-County Councilor Jones in consultation with the Chief of Police), connection to IMPD's B-Link camera system, and financial contributions to the neighborhood. The development represented a \$70 million investment in the neighborhood. Mr. Rabinowitch requested approval subject to a commitment to perform a traffic impact study and to make any required infrastructure improvements.

Jessy Baum (334 North Elder Avenue, Indianapolis, IN), representing Stringtown Now, a Registered Neighborhood Organization, testified in opposition. Ms. Baum read one of the findings supporting the vacation petition: that the proposed vacation was in the public interest because the site was underutilized and decaying. She argued that the current owner had engaged in purposeful demolition by neglect: within the last year, windows and siding had been removed and left open to the elements, copper wiring stripped, and interiors gutted with no repairs made. As recently as 2024, many of the structures were occupied; one remained occupied by a family. She stated that vacant land existed throughout Stringtown and that historic single-family homes capable of rehabilitation should not be demolished. Stringtown Now was not against development, but against development that harmed the community.

Ms. Baum described learning at a community meeting on April 13, 2026, that a series of closed-door meetings had been taking place since December 2025 among Annex Group, the Stringtown Neighborhood Association, and City-County Councilor Jones, from which Stringtown Now had been excluded despite having been a Registered Neighborhood Organization before the Petition was filed. She noted that the Stringtown Neighborhood Association was operated solely by one person who neither lived nor owned property in Stringtown. She reported that she personally door-knocked every property surrounding the proposed development and found no supporters. She submitted a signed petition with more than 35 signatures representing approximately 35 homes in the area, along with a map of the properties canvassed.

Regarding density, Ms. Baum noted that the Near West Land Use Plan recommended 8 to 15 units per acre and that compatible density was achievable under the current zoning through low-rise apartments, garden apartments, townhouses, and row homes, pointing to the nearby Queen Commons as an example. She said the question before the Commission was not whether the City needed density, but whether the variance met the legal standard. She argued that the area median income used to price the units did not reflect actual Stringtown incomes, which the Near West Health Impact Report documented at a median household income of less than \$50,000, and characterized the project as gentrification rather than affordable housing.

Ms. Baum raised concerns about Annex Group's nearby Union at 16th Street development, submitting IMPD crime statistics documenting violent and sexual crimes, multiple hit and runs, an officer-involved shooting, and a near-fatal shooting the prior month, as well as a letter from Reverend Ben Hein describing pest infestations, a gym inaccessible for years, and overall deplorable conditions. She noted that crime had increased in the year since Annex Group assumed management and questioned why the company had not corrected conditions at a property it already owned and operated.

Regarding traffic, Ms. Baum stated that no traffic study had been completed. She noted that ongoing construction on West Washington Street had already increased cut-through traffic on Stringtown's small residential streets, and that the upcoming 16th Street bridge closure would add further pressure, with both projects projected to continue for at least two more years. Only Astor and Saulcy Streets were proposed for improvement, leaving Koehne and other surrounding streets to absorb the increased volume.

Regarding scale, Ms. Baum noted that the census block covering the site had a population of only 1,578 people, and that a 242-unit building with up to three-bedroom units would add hundreds of residents to a very small area. The requested 50-foot building height exceeded the 35-foot limit by 43 percent; the requested floor area ratio was more than double the permitted maximum; and the proposed livability space ratio represented a 91 percent reduction from the required minimum. Five heritage trees were proposed for removal. She argued that saplings did not provide equivalent environmental benefits and frequently did not survive to maturity, that the

City's Infill Housing Guidelines required preservation of heritage trees rather than mitigation, and that when the community asked whether the development could be designed around the trees it was told it could not (a claim she disputed, noting that single-family homes, townhouses, or row homes on the same site could have preserved them). She noted that Stringtown's tree canopy stood at only 20 percent, placing it in the highest-priority category under the American Forest Tree Equity Score, that the site was measurably 10 degrees hotter than surrounding neighborhoods, and that many residents had no air conditioning.

Ms. Baum then addressed each of the required variance findings under Indiana Code Title 36, arguing the project violated all of them. Regarding general health and welfare, she cited the 2025 Near West Health Impact Assessment, which documented a 40 percent higher lung cancer rate, a 28 percent higher COPD rate, and a 9 percent higher lung cancer death rate compared to the county average and argued that the heritage trees were directly relevant to those health conditions. Regarding impact to adjacent property, she argued that stepping down the building height on one side did not nullify the obstruction of protected viewsheds of the downtown skyline or the loss of sunlight to surrounding properties. Regarding peculiar conditions of the land, she stated the site was a standard residential lot with no peculiar conditions. Regarding unnecessary hardship, she argued that the only hardship was the developer's inability to build 242 units without a variance, which she characterized as a business preference rather than a legal hardship. Regarding consistency with the Comprehensive Plan, she noted that the Near West Land Use Plan recommended 8 to 15 units per acre, the regional center capped residential density at 26 units per acre, and the project proposed 71 (nearly three times the cap). She noted that the Infill Housing Guidelines warned that out-of-scale structures reduced affordable housing stock and limited long-term residents' ability to remain in their neighborhood, and that Annex Group had indicated it hoped for high resident turnover.

Ms. Baum closed by reading from the Near West Quality of Life Plan, which envisioned the near west side as a clean, tree-lined, front-porch community with affordable family homes either newly constructed to complement the older neighborhood or restored to preserve historic character, and requested outright denial of both Petitions.

Commissioner Lyle asked about the Pattern Book reference; Ms. Baum stated she believed it appeared on page 16 of the Near West Land Use Plan. Commissioner West asked about the police call data submitted; she confirmed it covered the Union at 16th property from time of opening through approximately one month prior to the hearing.

City-County Councilor Kristin Jones (714 Shepherd Street, Indianapolis, IN) testified in support of the Petitions. Councilor Jones stated the project had changed substantially from its original form based on feedback received over six to seven months. She described working with IMPD and Commander Foley to develop the fitness room Memorandum of Understanding (MOU), noting that a visible police presence had effectively deterred crime at other properties in her district. She outlined the Community Benefits Agreement, which provided for road, sidewalk, and alley improvements and a financial component for air conditioners, roof repairs, and other resident needs, to be administered by the Stringtown Neighborhood Association. She cited the housing crisis in Indianapolis and asked for the Commission's support.

Commissioner Lyle asked about the effect of large apartment developments in the general vicinity; Councilor Jones noted those properties were in a different council district. She relayed the boundaries of her district. Commissioner West asked about administration of the air conditioner donation; Councilor Jones confirmed the Stringtown Neighborhood Association would administer those funds. Commissioner Schumacher asked which neighborhood

association would administer the Community Benefits Agreement; Councilor Jones confirmed the Stringtown Neighborhood Association. Commissioner Lyle asked about the communication timeline; Councilor Jones stated she had made efforts to arrange a meeting with Stringtown Now representatives after their separation from the Stringtown Neighborhood Association, but that meeting was canceled and not rescheduled by that organization.

Kathleen Blackham (Staff) recommended approval of both Petitions. She noted that while Staff frequently referenced the Comprehensive Plan and the Pattern Book, neither applied here as this area fell under the Near West Neighborhood Land Use Plan, one of approximately nine sub-area plans in the county. She added that those individual neighborhood plans include their own development standards and guidelines. The plan identified the area as ripe for a shift in use and designated the southern portion of the site as a critical area calling for purpose-built multifamily structures. Regarding the vacation, she noted an error in the Staff Report, referencing a waiver of the assessment of benefits, which should be stricken; the Petitioner had already submitted an appraisal of the alleys, and an Assessment of Benefits hearing should be scheduled for June 3, 2026.

Commissioner Lyle asked about the Staff report language on Page 19, stating that new buildings should not "loom over" existing homes on Saulcy, Reisner, and Richland Streets. Ms. Blackham acknowledged that the current step-down addressed only the western face and that Staff would like to see similar consideration applied to the north and south faces and noted that a separate Regional Center approval hearing would provide an additional level of review. Commissioner Lyle expressed the view that the language was a clear directive and that the current design was not satisfactory on this point. Ms. Blackham agreed and affirmed that Staff would like the project to integrate more respectfully with the residential character along those boundaries. Upon questioning by President Dillon, Staff confirmed that an Assessment of Benefits hearing would be requested for June 3, 2026, for the vacation petition and that Staff supported both the variance and vacation petitions.

During the Petitioner's rebuttal, Joy Skidmore (8680 Edison Plaza Drive, Fishers, IN) of the Annex Group addressed questions raised regarding safety and security. Ms. Skidmore acknowledged concerns about Union at 16th Street but noted it was in a higher-crime corridor and was one of the company's first three projects; since then, Annex has completed 30 successful properties across the country. Mr. Rabinowitch described design improvements in the proposed (between the density needed to support an affordable housing project and sensitivity to the surrounding neighborhood, noted the project had started at five stories and been reduced per Staff's direction, committed to continuing height and scale conversations with Staff through the Regional Center process, and stated that it was not economically possible to bring a project of this type at lower density.

During the Remonstrators' rebuttal, Ms. Baum noted that the Zoo was built on 70 acres of former Stringtown land, and that Ransom Place had similarly been eliminated when IUPUI was developed, arguing that the neighborhood was not a blank slate and that continued erosion of its boundaries warranted respect rather than further displacement.

Regarding the safety plan, Ms. Baum observed that the argument that Union at 16th Street operated under different conditions than Stringtown simultaneously undermined the claim that off-duty officers would use the on-site fitness room, since officers had no obligation to do so and those assigned elsewhere could not be expected to respond to incidents while working out.

Ms. Baum clarified that the meeting Councilor Jones referenced as an attempt to engage Stringtown Now had not been with her directly, that it was canceled due to scheduling, and was

never rescheduled. She provided the following chronology of meetings from which Stringtown Now was excluded: December 8, 2025, with Councilor Jones; December 16, 2025, with DMD planning Staff; December 22, 2025, and March 10, 2026, with the Stringtown Neighborhood Association and Councilor Jones; and April 13, 2026, with the Stringtown Neighborhood Association. She noted that by April 13, 2026, Councilor Jones had already submitted her letter of support. Ms. Baum stated that Stringtown Now had not requested money or a storage shed but only that its neighborhood be preserved. Ms. Baim closed by reaffirming that Stringtown Now was not opposed to multifamily housing, new neighbors, or density, but sought development that fit the neighborhood and did not harm it.

President Dillon read the following vacation Motion into the record: "The Metropolitan Development Commission finds the proposed vacations are in the public interest; that a hearing upon the assessment of benefits to be held on June 3, 2026; that the Metropolitan Development Commission confirm and ratify the adoption of Declaratory Resolution 2026-CVC-803 (Amended); and that the vacation be subject to the rights of public utilities under IC 36-7-3-16;" Commissioner Robinson seconded the motion.

President Dillon directed the Commissioners to mark their ballots.

The ballots for **Petition No. 2026-CVR-803** were marked as follows (6:1:1):

Ayes: Dillon, Herget, Moriarty, Robinson, Schumacher, West

Noes: Lyle

Recusals: Murphy

The Commission approved Petition No. 2026-CVR-803, subject to Commitments made during the hearing.

The ballots for **Petition No. 2026-CVC-803 (Amended)** were marked as follows (6:1:1):

Ayes: Dillon, Herget, Moriarty, Robinson, Schumacher, West

Noes: Lyle

Recusals: Murphy

The Commission approved Petition No. 2026-CVC-803 (Amended), and an Assessment of Benefits hearing on the approved vacation was scheduled for the MDC meeting on June 3, 2026.

COMPANION PETITIONS TRANSFERRED FROM HEARING EXAMINER FOR INITIAL HEARING:

2026-CZN-814 / 2026-CVR-814 | 1438 East Washington Street

Center Township, Council District #13

Damien Center, Inc., by Joseph D. Calderon

Rezoning of 0.389-acre from the MU-1 (TOD) and MU-2 (TOD) districts to the D-9 (TOD) district for a Medium Apartment development.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for 10 parking spaces (minimum 21 parking spaces required).

President Dillon explained the rules governing the hearing and noted that the Commission would vote first on **Petition No. 2026-CZN-814** and then on **Petition No. 2026-CVR-814**. No remonstrators were present, and no City-County Council member appeared.

The Petitioner's attorney, Joseph D. Calderon (11 South Meridian Street, Indianapolis, IN) noted the presence of Alan Witchey (President and CEO, Damien Center), Alexandra Bavender (Damien Center), Andrea Kent (ALK Development), and Elena Cutler (ALK Development). Mr. Calderon described the Damien Center as a not-for-profit organization providing important services to the community, noting that this project supported its mission to provide housing and services to the population it served. He explained that the case was transferred directly from the Hearing Examiner to the MDC to meet an IHEDA application deadline in July, enabling the Petitioner to appear before the City-County Council in June. The proposed project consisted of 39 to 42 units of permanent supportive housing on the Blue Line corridor. In consultation with Staff, the D-9 (TOD) district was selected to result in the fewest variances; only a parking variance was required, given the site's location near downtown and transit services. The project was consistent with the Comprehensive Plan's Village Mixed Use designation and the TOD Strategic Plan. The Petitioner committed to: (1) submitting a final site plan and building elevations for Administrator's Approval before any Improvement Location Permit was issued; and (2) working with DPW on a pedestrian safety plan along East Washington Street during construction, given ongoing construction traffic and utility relocation in the corridor. City-County Councilor Brown (CD #13) emailed support for the project; Mr. Witchey had received verbal support from the Holy Cross Neighborhood.

Commissioner Murphy asked about the developer; it was confirmed that the developer was ALK Development. Alan Witchey (6804 Cricklewood Road, Indianapolis, IN), President and CEO of the Damien Center, confirmed that a general contractor had not yet been retained, though an architect was engaged. Commissioner Lyle asked whether the existing building on the site would be demolished; Mr. Calderon confirmed it would.

Kathleen Blackham (Staff) recommended approval of both Petitions, subject to the two commitments described above. She noted that the project was consistent with the Comprehensive Plan's Village Mixed Use designation and the TOD Strategic Plan. Commissioner Robinson asked Staff to confirm the commitments were included in the recommendation; Ms. Blackham confirmed approval was subject to those commitments.

Mr. Calderon noted that the Damien Center had already signed and submitted both commitments to Staff.

Kathleen Blackham (Staff) recommended approval of both **Petition No. 2026-CZN-814** and **Petition No. 2026-CVR-814**, subject to the two commitments referenced during the hearing.

President Dillon directed the Commissioners to mark their ballots.

The ballots for **Petition No. 2026-CZN-814** were marked as follows (8:0:0):

Ayes: Dillon, Herget, Lyle, Moriarty, Murphy, Robinson, Schumacher, West
Noes: None
Recusals: None

The Commission approved Petition No. 2026-CZN-814, subject to commitments.

The ballots for **Petition No. 2026-CVR-814** were marked as follows (8:0:0):

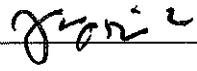
Ayes: Dillon, Herget, Lyle, Moriarty, Murphy, Robinson, Schumacher, West
Noes: None
Recusals: None

The Commission approved Petition No. 2026-CVR-814.

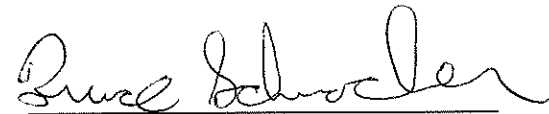
Following the vote, President Dillon commended the Damien Center for its outstanding reputation in the community. He urged careful attention to the quality and execution of the project given the importance of what the neighborhood needs.

ADDITIONAL BUSINESS

Seeing no additional business, President Dillon asked for a Motion to adjourn. Commissioner Lyle made a Motion to adjourn. Hearing no objections, President Dillon adjourned the meeting at 2:38 P.M.



President
Metropolitan Development Commission

Attest: 

MDC Secretary - ~~VICE SECRETARY~~

Date: June 3, 2026