

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
HEARING EXAMINER**

MAY 14, 2026 – MEETING RESULTS

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thur., **May 14, 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-APP-007 | 7307 West 38th Street | After expediting the Petition, recommended Approval to the MDC June 3, 2026

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-006 | 701 Shelby Street | Recommended Approval to the MDC June 3, 2026

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-007 | 2107 Columbia Avenue | Recommended Approval to the MDC June 3, 2026

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.

2026-ZON-032 | 6640 Hickory Road (aka 9345 Indian Creek Road South) | Recommended Approval, subject to commitments, to the MDC June 3, 2026

Franklin Township, Council District #25
Charles J. & Judith Ann Williams, by David Retherford

Rezoning of 5.56 acres from the D-P district to the D-A district to provide for a single-family detached dwelling.

2025-CZN-812 / 2025-CPL-812 / 2025-CVC-812 | 1349 East 54th Street | Granted a one-day waiver of the 23-day notification period for written Notice. After expediting the Petitions, recommended approval of 2025-CZN-812 to MDC June 3, 2026. Approved 2025-CPL-812 subject to the conditions in the Staff Report. Approved 2025-CVC-812, adopted the Findings of Fact, and granted waiver to the Assessment of Benefits.

Washington Township, Council District #7
Indianapolis Public Schools, by Russell McClure

Rezoning of 2.9 acres from the SU-2 district to the SU-16 district to provide for indoor and outdoor recreational and entertainment uses.

Approval of a Subdivision Plat, to be known as Haverford Subdivision, dividing 8.7 acres into two lots.

Vacation of a portion of Haverford Avenue, being 25 feet to 47.71 feet in width, beginning at the south right-of-way line of 54th Street, south 629.99 feet to a point, with a waiver of the assessment of benefits.

CONTINUED PETITIONS:

2025-ZON-123 | 8500 West 10th Street | Continued to July 9, 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.

2025-ZON-114 (Second Amended) / 2026-VAR-002 | 4005 East Southport Road | Continued to June 11, 2026

Perry Township, Council District #24
Southport Road Development LLC, by David Gilman

(Second Amended) 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).

2026-ZON-024 | 5 West Epler Avenue | Acknowledged the withdrawal of the Petition

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

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

2025-CZN-865 (Amended) / 2025-CVR-865 | 405, 409, and 411 South Shortridge Road | Continued to June 11, 2026, with Notice

Warren Township, Council District #20
SRMK Realty, LLC, by Justin Kingen

Rezoning of 8.48 acres from C-S to C-S to provide for 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-CVC-803 (2nd Amended) | 1437 – 1533 (odd) Saulcy Street, 1422 – 1528 (even) Astor Street, and 219 Koehne Street | Transferred the Assessment of Benefits hearing to the MDC June 3, 2026

Center Township, Council District #18
D-8 (RC)
Union Holdings III, LLC, by Michael Rabinowitch

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.

****Note: This is an Assessment of Benefits Hearing for the Vacation Petition previously approved by the Hearing Examiner**

2026-CPL-806 / 2026-CVR-806 | 2366 North College Avenue | Continued the Petitions to July 23, 2026

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-CVR-810 / 2026-CPL-810 | 6801 Stanley Road | Continued to June 11, 2026

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.

NEW PETITIONS:

2026-ZON-016 / 2026-VAR-005 | 3030 Southeastern Avenue | Continued to May 28, 2026

Center Township, Council District #18

JO & CE Real Estate LLC, by Dylan Seesman

Rezoning of 0.34-acre from D-5 (FF) to MU-2 (FF), for an existing building to be renovated for commercial retail uses and up to six dwelling units on the second floor.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for 18 parking spaces, including one accessible parking space and one compact parking space (minimum 19 spaces required), with vehicle maneuvering of three parking spaces within the right-of-way of Southeastern Avenue (not permitted).

2026-ZON-030 | 3505 South Harding Street | Acknowledged Automatic Continuance to June 11, 2026, filed by a Registered Neighborhood Organization

Perry Township, Council District #22

Jose de Jesus Padilla Zavala, by Jorge Oscar Gonzales

Rezoning of 0.24-acre from the D-4 (FF) district to the C-3 (FF) district to provide for a multi-tenant retail building.

2026-ZON-034 | 5400 South Meridian Street | After a public hearing, recommended denial to the MDC June 3, 2026

Perry Township, Council District #22

Lucila Noveron Toledo

Rezoning of 0.26-acre from the C-3 district to the C-4 district to provide for commercial uses.

2026-ZON-035 | 7323 South Mooresville Road | Acknowledged Automatic Continuance to June 11, 2026, filed by a Registered Neighborhood Organization

Decatur Township, Council District #21

Redwood Apartment Neighborhoods, by Clark Quinn Law

Rezoning of 21.66 acres from the D-A (FW) (FF) district to the D-6 (FW) (FF) district to provide for residential uses.

2026-CPL-805 / 2026-CVR-805 | 4200 South East Street | Acknowledged Automatic Continuance to June 11, 2026, filed by a Registered Neighborhood Organization

Perry Township, Council District #23

C-4

Southern Plaza SC, LLC, by Brian J. Tuohy

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for one and one-half drive-through stacking spaces in the front yard along a public right-of-way that exceeds 30 feet in width (not permitted), and without a hard-surfaced walkway from the building's main front entrance to the public right-of-way (hard-surfaced walkway required).

Approval of a Subdivision Plat, to be known as Southern Plaza, dividing 26.84 acres into two lots.

2026-CZN-813 / 2026-CVR-813 | 1127 South East Street | Continued to June 11, 2026, with notice as needed

Center Township, Council District #18

Josh Smith

Rezoning of 0.12-acre from the C-5 district to the D-5 district to provide for a multi-unit dwelling, consisting of two units.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a multi-unit dwelling, consisting of two units, with encroachment within the clear-sight triangle of Morris Street and East Street (not permitted) and no maximum front setback (19.9 feet maximum permitted).

2026-CVR-815 / 2026-CPL-815 | 305 Fintail Drive | Acknowledged Automatic Continuance to June 11, 2026, filed by a Registered Neighborhood Organization

Warren Township, Council District #20

I-3

DCB Indianapolis, LLC, by Mindy Westrick Brown

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for construction of a data center (not permitted), consisting of up to three

buildings, up to a total of 420,000 square feet, with no less than 100 parking spaces (minimum 420 parking spaces required).

Approval of a Subdivision Plat to be known as Replat of Block A of Thunderbird Commerce Center, subdividing 32.406 acres into two lots.

2026-CZN-816 / 2026-CVR-816 | 4511 Allisonville Road | Continued to May 28, 2026

Washington Township, Council District #8

Broad Ripple Construction, LLC, by Joseph D. Calderon

Rezoning of 0.21-acre from MU-1 (FF) to C-S (FF) to provide for a contractor's office, offices, light manufacturing, artisan manufacturing, research and development, consumer services and repair of consumer goods, vocational, technical, or industrial school, medical or dental offices, hair and body salon, financial and insurance offices, and a day care.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a reduction of the transparency requirement of the front facade between three feet and eight feet of the wall surface, within 50 feet of a primary entrance (minimum 40% transparency required), and to provide for a six-foot tall fence within the front yard (maximum height of 3.5 feet permitted).

*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.

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>.