

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

MAY 28, 2026

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County will hold public hearings on Thur., **May 28, 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:

TO BE DETERMINED

CONTINUED PETITIONS:

2026-MOD-001 | 7536 South Emerson Avenue

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-MOD-003 | 8600 Combs Road

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-002 / 2026-VAR-006 (Amended) | 456 South Emerson Avenue

Center Twp., CD #14

Singh Auto Repair LLC, by Steven Brown

Rezoning of 0.42-acre from the D-5 district to the C-3 district to provide for commercial uses.

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for Automobile, Motorcycle, and Light Vehicle Service or Repair.

2026-ZON-016 / 2026-VAR-005 | 3030 Southeastern Avenue

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-018 / 2026-VAR-004 | 5510 Millersville Road

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).

2026-ZON-023 | 5436 Brookville Road

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-025 | 1719 Roosevelt Avenue

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-CZN-816 / 2026-CVR-816 | 4511 Allisonville Road

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).

NEW PETITIONS:

2026-APP-008 | 7979 Shadeland Avenue

Lawrence Township, Council District #3

HD-2

Community Health Network and Community Health Network Foundation, Inc., by Timothy H. Button

Hospital District Two Approval to provide for a sign package to include one additional building wall sign.

2026-APP-009 | 8401 Harcourt Road

Washington Township, Council District #2

HD-1

St. Vincent Hospital and Health Care Center Inc., by Joseph D. Calderon

Hospital District-One Approval to provide for the replacement of existing common areas with a new therapeutic garden and outdoor amenities.

2026-ZON-033 | 4200 South Harding Street

Perry Township, Council District #22

Hanson Aggregates, Midwest Inc., by Misha Rabinowitch

Rezoning of 20.18 acres from the I-4 (FF) district to the I-4 (FF) (GSB) district to provide for mining operations.

2026-ZON-037 | 23 Woodland Drive

Center Township, Council District #18

Keyon Johnson, by RG Development (Josh Smith)

Rezoning of 0.081 acres from the C-7 (TOD) district to the D-5 (TOD) district to allow for the construction of a single-family home.

2026-CAP-811 / 2025-CVR-811 | 1258 Windsor Street

Center Township, Council District #13

Indianapolis Film Project, by Justin Kingen

Modification of Commitments associated with 2018-MOD-008, relative to the subject site, to terminate all commitments, and to replace them with updated commitments for the existing use on the site and new commitments to provide for a proposed pocket park, with pedestrian features. The proposed commitments include restrictions for signage, façade and material guidance, and use of site as a theatre, family friendly restaurant and a gathering or event space.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for an outdoor seating area without the required fence, wall or similar barrier between

the outdoor seating area and the right-of-way (a fence, wall or similar barrier required), and encroachment of outdoor seating and park amenities within the clear-sight triangle (not permitted).

2026-CZN-817 / 2026-CPL-817 | 2504-2542 (even) and 2511-2543 (odd) Walker Place

Center Township, Council District #19

Sueson AV 3, LLC, IHR Builders, LLC, and Walker Place Equity Fund, LLC, by Joseph D. Calderon

Rezoning of 4.597 acres from the D-P district to the D-5II district to provide for single-family attached dwellings.

Approval of a Subdivision Plat to be known as Replat of Lots 1-13 Walker Place Subdivision, dividing 4.597 acres into 26 lots, with a waiver of the open space requirements in Chapter 741, Article III, Section 10 B of the Consolidated Zoning and Subdivision Ordinance.

2026-CAP-818 / 2026-CVR-818 | 1440 East County Line Road

Perry Township, Council District #23

Community Health Network Inc., and Community Health Network Foundation, by Timothy Button

Hospital District Two Approval to provide for a sign program for a medical facility.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a canopy sign that would exceed the maximum width of the canopy (signs limited to 45% of the width of the canopy) and for a pylon sign that would exceed 15 feet in height (maximum height of 15 feet permitted).

2026-CZN-819 / 2026-CVC-819 | 5849 Crittenden Avenue

Washington Township, Council District #7

Roman Catholic Archdiocese of Indianapolis Properties, Inc., as Trustee, Bishop Chatard High School, Inc., by Brian J. Tuohy

Rezoning of 0.48-acre from the D-5 district to the SU-2 district to provide for school uses.

Vacation of a portion of East Northgate Street, being 50 feet wide, from the east right-of-way line of Crittenden Avenue (also being the northwest corner of Lot 100 of Northdale, an addition to the City of Indianapolis), 279 feet to a point (also being the northeast corner of Lot 30 in said subdivision).

2026-CZN-820 / 2026-CVR-820 | 4710, 4716, 4724, 4738, 4742 and 4910 Bluff Road

Perry Township, Council District #22

Alt Construction, LLC, by Brian J. Tuohy

Rezoning of 27.26 acres from the D-A (FF) district to the I-2 (FF) district to provide for light industrial uses, including warehousing, wholesaling and distribution.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a loading area between the front lot line along Bluff Road and the front line of the building (not permitted), and to provide for 39 parking spaces (minimum of 260 spaces required).

2026-CAP-825 / 2026-CVR-825 | 1931 Lake of the Pines Drive

Wayne Township, Council District #16

D-11 (FF) (FW)

Lake of the Pines, LLC, by Kameron Gladish

Modification of Commitments associated with 2022-CZN-802 / 2022-CVR-802 to terminate all commitments and to establish new commitments to construct a proposed 120-foot-tall wireless communication facility.

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for a proposed 120-foot-tall wireless communication facility (not 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 <https://www.indy.gov/activity/channel-16-live-web-stream>. The recording of this meeting will also be archived (along with recordings of other City/County entities) in the https://indianapolis.granicus.com/ViewPublisher.php?view_id=3.