

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

June 25, 2026

The regular meeting of the Hearing Examiner for the Metropolitan Development Commission of Marion County, Indiana, was scheduled for June 25, 2026, at 1:00 P.M., in the Public Assembly Room of the City-County Building, Indianapolis, Indiana, 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.

Staff members present were Kathleen Blackham, Senior Planner; Robert Uhlenhake, Senior Planner; Josh Levesque, Senior Planner; Michael Weigel, Principal Planner I; Jeffrey York, Manager; Bryce Patz, Current Planning Administrator; and Nancy G. Whitaker, Hearing Specialist.

Judy Weerts Hall, Hearing Examiner, called the meeting to order at 1:00 P.M. She noted that Hearing Examiner meeting scheduled for July 23, 2026 had been canceled. She stated that the current planning Staff was continuing to limit the number of new petitions to 10 per hearing for an indefinite period, as authorized under the MDC Rules of Procedure. She stated that the public hearings would be conducted in accordance with the Rules of Procedure of the Metropolitan Development Commission (MDC), and that Petitioners and Remonstrators each had a total of 15 minutes for sworn testimony, followed by the Staff recommendation, and then each side had five minutes for rebuttal. Reasonable additional time would be allowed for any member of the City-County Council. The Hearing Examiner stated that any party dissatisfied with a recommendation or decision had an automatic right to appeal, which must be filed with the Department of Metropolitan Development within five business days, with Notice as required under the MDC Rules of Procedure, and directed parties to contact Staff within one to two days after the hearing to discuss timely notice using the designated appeal form. She noted that recommendations for zoning approval and modification petitions would be forwarded to the MDC for consideration at its meeting on Wednesday, July 15, 2026, and that any Commitments agreed to for such petitions must be submitted to Staff no later than July 8, 2026. The Hearing Examiner also noted that any variance, plat, and vacation decisions made that day would be final unless the petition decisions were appealed.

SPECIAL REQUESTS, CONTINUANCES, WITHDRAWALS

Special Walk-On Request

Attorney Nicole Jones (Eads Murray & Pugh, PC; 9515 East 59th Street, Indianapolis, IN) appeared on behalf of Churchman Manor Homeowners Association. She explained that it was desired to remove Commitment Number 10 from approved Petition No. 2002-ZON-838], a developer commitment that restricted mini barns and sheds. She noted that the HOA had already amended its own covenants, conditions, and restrictions to permit such structures with approval; however, the existing petition commitment still exposed homeowners to potential city violations. Ms. Jones also noted that while the standard requirement to remove a commitment was 100% homeowner approval, a former city employee had previously advised them that the

threshold had been lowered to 50%. Counsel acknowledged that this information was inaccurate and that the 100% requirement remained in effect. Therefore, the HOA requested a waiver to lower the threshold for the amendment of commitment to 50% homeowner approval. Josh Levesque (Staff) stated that Staff supported the waiver. After discussions between the Hearing Examiner and Staff, it was agreed that 51% of homeowner signatures would be the threshold.

The Hearing Examiner approved the special request for a waiver for the required number of homeowner signatures, reducing the requirement from 100% to 51%. to allow filing a filing a modification of commitments for Petition No. 2002-ZON-838.

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).

****City-County Councilor request for a continuance for cause to August 26, 2026.**

Jeffrey York (Staff) confirmed that the Petitioner was in agreement with the continuance, that dialogue between the parties was continuing, and that Staff had no objection to the continuance without Notice, noting that the Councilor was working with neighbors who would therefore be aware of the continuance.

Hearing no other comments, the Hearing Examiner continued Petition Nos. 2026-ZON-018 and 2026-VAR-004 to the August 26, 2026 hearing, without Notice.

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) (W-1) district to C-S (FF) (W-1) district 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 façade 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).

The Petitioner's attorney, Joseph D. Calderon (11 South Meridian Street, Indianapolis, IN), requested a continuance to July 9, 2026. He noted there were no remonstrators or neighborhood groups involved. Kathleen Blackham (Staff) noted that Staff had requested supplemental renderings.

Hearing no other comments, the Hearing Examiner continued Petition Nos. 2026-CZN-816 and 2026-CVR-816 to the July 9, 2026 hearing.

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).

Kathleen Blackham (Staff) announced that the Petitioner's representative had submitted an email withdrawing both Petitions. No one appeared on behalf of the Petitioner or in remonstrance.

The Hearing Examiner acknowledged the withdrawal of Petition Nos. 2026-CZN-820 and 2026-CVR-820.

2026-CAP-824 / 2026-CVR-824 | 4107 East Washington Street (NEW)

Center Township, Council District #13

SU-7 (TOD)

Shepherd Community, Inc., by Mindy Westrick Brown

Modification of Commitments related to 2005-ZON-123, to provide for modifying Commitment 4 of Attachment 'C', to permit construction of a community center expansion, with the site plan filed with this petition (development of the site required to be generally compliant with the site plan, file-dated August 9, 2005), and to provide for terminating Commitment 10 of Attachment 'C' requiring existing freestanding sign and sign pole removal within 60 days of the issuance of an Improvement Location Permit. Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a proposed community center expansion without meeting the Mixed-Use and Commercial Design Standards, including private frontage type design standards, frontage design standards, building placement and form standards, building scale and design standards, and block and lot open space standards.

The Petitioner's representative, Mark Leach (Faegre Drinker, 600 East 96th Street, Indianapolis, IN), made two special requests. First, he requested a one-day waiver of the written notice, explaining that Notice had been mailed on June 3, 2026, one day after the June 2, 2026 deadline, though the posting of Notice on the site had been done in a timely manner. Kathleen Blackham (Staff) stated Staff had no objection to the one-day notice waiver.

Second, Mr. Leach requested that the Petitions be placed on the expedited portion of the docket, noting that Staff had recommended approval, that a support letter had been received from City-County Councilor Brown, and that outstanding questions with IndyGo had been

resolved. Kathleen Blackham (Staff) confirmed that the questions had been addressed and that Staff had no objection to expediting the Petitions.

The Hearing Examiner granted a one-day waiver of written Notice for Petition Nos. 2026-CAP-824 and 2026-CVR-824 and placed the Petitions on the expedited portion of the docket.

2026-CZN-828 / 2026-CVR-828 | 1170 Kentucky Avenue (NEW)

Center Township, Council District #18
KM23 Property, LLC, by Justin Kingen

Rezoning of 1.569 acres from the C-1 (FF) district to the C-4 district to provide for commercial uses. Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial and building contractor.

The Petitioner's representative, Justin Kingen (5140 East Southport Road, Indianapolis, IN), requested a continuance to August 13, 2026, without additional Notice. He explained that the Petitioner had been in discussions with both the West Indianapolis Development Corporation and the West Indianapolis Neighborhood Congress, was due to appear at the West Indianapolis Neighborhood Congress July meeting, and that the continuance would allow those discussions to continue. Kathleen Blackham (Staff) confirmed that Staff had no objection to the continuance to August 13, 2026.

Hearing no other comments, the Hearing Examiner continued Petition Nos. 2026-CZN-828 and 2026-CVR-828 to the August 13, 2026 hearing.

2026-MOD-004 | 8133 East 96th Street (NEW)

Lawrence Township, Council District #4
C-4
French Associates LLC, by Ashley Wallis

Modification of Commitments related to 95-Z-55 (#1995-0116318), to modify Commitment #2, to permit development that is consistent and generally in conformance with the submitted site plan, file-dated August 2, 2025 (current commitment limits development to site plan file dated August 22, 1995).

The Petitioner's representative, Patrick Moon (5929 Broadway Street, Indianapolis, IN), announced that Staff had identified deficient written notice, in that the affidavit did not include five properties located in Hamilton County to the north of the site. Upon questioning by the Hearing Examiner, he stated that the Petitioner's engineering consultant had received the address list but failed to include those five properties in the affidavit due to a time-pressure mailing process, and he asked whether the matter could be rescheduled at a near-term hearing date. Jeffrey York (Staff) confirmed the notice deficiency, stated that the next available hearing in two weeks would provide only 14 days' notice (considerably shorter than the required 23 days) and that Staff could not support a continuance to that date. Staff recommended a continuance to August 13, 2026, with Notice to the five omitted properties, noting that a corrected legal notice with the new date would be sent only to those properties.

Hearing no other comments, the Hearing Examiner continued 2026-MOD-004 to the August 13, 2026 hearing, with Notice to the five properties that did not receive written Notice.

2026-ZON-043 | 7030 East 33rd Street (NEW)

Center Township, Council District #9

Damion Wiggins

Rezoning of 1.19 acres from the MU-1 district to the C-5 district for a used automobile sales business.

**** Automatic Continuance to July 23, 2026 had been filed by a Registered Neighborhood Organization. Staff request for continuance for cause to August 13, 2026.**

Kathleen Blackham (Staff) requested an additional continuance for cause to August 13, 2026, noting that the July 23, 2026 hearing had been canceled. No one appeared on behalf of the Petitioner or in remonstrance.

Hearing no other comments, the Hearing Examiner acknowledged the Automatic Continuance of 2026-ZON-043 to the July 23, 2026 hearing, filed by a Registered Neighborhood Organization, and approved the Staff request for continuance for cause to the August 13, 2026 hearing.

2026-ZON-045 | 2003 North College Avenue (NEW)

Center Township, Council District #13

Maigida Investment LLC, by David Gilman

Rezoning of 0.11-acre from the D-8 district to the MU-2 district to provide for a small mixed-use development.

**** Automatic Continuance to July 23, 2026 had been filed by a Registered Neighborhood Organization. Staff request for continuance for cause to August 13, 2026.**

Jeffrey York (Staff) requested an additional continuance for cause to August 13, 2026, noting that the July 23, 2026 hearing had been canceled. No one appeared on behalf of the Petitioner or in remonstrance.

Hearing no other comments, the Hearing Examiner acknowledged the Automatic Continuance of 2026-ZON-045 to the July 23, 2026 hearing, filed by a Registered Neighborhood Organization, and approved the Staff request for continuance for cause to the August 13, 2026 hearing.

2026-CZN-827 / 2026-CPL-827 | 2015 Wagner Lane and 3669 Van Buren Street (NEW)

Center Township, Council District #19

Habitat for Humanity of Greater Indianapolis, Inc., by Leslie Steinert

Rezoning of 2.27 acres from D-6II district to D-5 district for residential development. Approval of a Subdivision Plat to be known as Wagner Lane Estates, Section 2, subdividing 2.27 acres into nine lots.

Representing the Redevelopment Revitalization of the Southside Community Development, Khalil Al-Mohamed (1905 Churchman Avenue, Indianapolis, IN) and requested a continuance, explaining that the Development Corporation had a community meeting scheduled for August 13, 2026 at Stanley Strader Park and wished to continue the matter to a date after that meeting. Keith Cruz (Land Worx Engineering, 6311 East Westfield Boulevard, Indianapolis, IN) appeared on behalf of Habitat for Humanity and stated he had not been made aware of the continuance request prior to the hearing. Josh Levesque (Staff) noted that this was a new petition and the continuance was requested by a neighborhood organization and would have no objection to the continuance. The Hearing Examiner noted it was the first continuance request for a new petition, encouraged both parties to work together toward a resolution, and scheduled the matter for August 27, 2026.

Hearing no other comments, the Hearing Examiner approved the request for continuance for cause of Petition Nos. 2026-CZN-827 and 2026-CPL-827 to the August 27, 2026 hearing.

2026-CZN-829 / 2026-CVR-829 | 5430 West 86th Street (NEW)

Pike Township, Council District #1

RaceTrac Petroleum, Inc., by Jasvir Singh

Rezoning of 3.05 acres from the C-4 district to the C-7 district to provide for high-intensity commercial uses. Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for commercial truck parking.

**** Automatic Continuance to July 23, 2026 had been filed by a Registered Neighborhood Organization. Staff request for continuance for cause to August 13, 2026.**

Kathleen Blackham (Staff) requested an additional continuance for cause to August 13, 2026, noting that the July 23, 2026 hearing had been canceled. No one appeared on behalf of the Petitioner or in remonstrance.

Hearing no other comments, the Hearing Examiner acknowledged the Automatic Continuance of Petition Nos. 2026-CZN-829 and 2026-CVR-829 to the July 23, 2026 hearing, filed by a Registered Neighborhood Organization, and approved the Staff request for a continuance for cause to the August 13, 2026 hearing.

2026-CZN-831 / 2026-CVR-831 | 1144 South Belmont Avenue (NEW)

Center Township, Council District #18

Alex Kercheval, by Ryan M. Spahr

Rezoning of 0.25-acre from the D-5 district to the C-3 district to provide for commercial uses. Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a recording studio (not permitted), without required transitional side and rear yard setbacks (minimum 10-foot side and rear transitional yard setbacks required).

Kathleen Blackham (Staff) stated that Staff and the Petitioner jointly requested a continuance for cause to August 13, 2026, without Notice, noting that the Petitioner had a conflict with the hearing date and that the next available date following the cancellation of the July 23, 2026 hearing was August 13, 2026. No one appeared in remonstrance.

Hearing no other comments, the Hearing Examiner approved the Staff and Petitioner request for a continuance for cause of Petition Nos. 2026-CZN-831 and 2026-CVR-831 to the August 13, 2026 hearing.

EXPEDITED PETITIONS

The Hearing Examiner explained that expedited petitions are those for which Staff has recommended approval and has not been made aware of any opposition. She stated that if remonstrators or members of the public were present with objections, testimony would be heard before a decision was made.

2026-APP-011 / 2026-VAR-008 | 5001 East Raymond Street
Center Township, Council District #19
SU-9 (FW) (FF)
City of Indianapolis, by Kevin Montgomery (KRM Architecture)

Special Use District Nine Approval to provide for a six-foot-tall fence within the front yard along Raymond Street, per plans filed.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for the placement of chain-link fence both within a front-yard area and within side yards without vinyl coating (not permitted).

The Petitioner's representative, Kevin Montgomery (KRM Architecture, 1515 North Pennsylvania Street, Indianapolis, IN) testified that the new Animal Care Shelter Facility had recently been completed and opened, and that the original design intentionally omitted a fence along the Raymond Street frontage in order to keep the building visible from the street. He explained that vandalism had since occurred, prompting the request to extend an existing six-foot high black vinyl-coated chain-link fence across the Raymond Street frontage, located approximately 40 to 50 feet from the curb, with the fence set approximately 10 feet behind the sidewalk. He noted that similar fencing and variances had already been approved for other portions of the project. Michael Weigel (Staff) had no additional comments beyond those in the Staff Report and recommended approval of both Petitions.

Hearing no other comments, the Hearing Examiner recommended Approval of 2026-APP-011 and placed the Petition on the MDC July 15, 2026 agenda. She approved 2026-VAR-008, subject to the site plan, and adopted the Findings of Fact.

2026-ZON-016 / 2026-VAR-005 (Amended) | 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) district to MU-2 (FF) district 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 (Amended) of the Consolidated Zoning and Subdivision Ordinance to provide for a zero-foot front transitional yard from English Avenue (12-foot front transitional yard required), a zero-foot west transitional side yard (15-foot side transitional yard required), with 15 on-site parking spaces (19 on-site spaces required).

The Petitioner's representative, Dylan Seesman (275 Veterans Way, Carmel) testified that the subject property contained an existing three-story building with ground-floor commercial space and upper-floor apartments, currently zoned D-5, and that the MU-2 rezoning was requested to allow the building to be used as intended. He described the amended variance, which eliminated a previously proposed variance for vehicle maneuvering in the public right-of-way of Southeastern Avenue and instead sought a reduction in the minimum required parking from 19 to 15 spaces due to transitional yard constraints on the site. Richard Carosillo (Big Apple Properties, 13494 Moorcroft Drive, Fishers, IN 46037) expressed appreciation to Staff, stating that the project would improve the community and provide jobs and housing. Jeffrey York (Staff) confirmed Staff recommended approval of both Petitions as amended and had no required Commitments.

Hearing no other comments, the Hearing Examiner recommended Approval of 2026-ZON-016 and placed the Petition on the MDC July 15, 2026 agenda. She approved 2026-VAR-005 (Amended), subject to the site plan, and adopted the Findings of Fact.

2026-ZON-027 | 1611 East 18th Street

Center Township, Council District #8

Diamonds Xellent Investments LLC (Diego Gomez), 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.

George Gonzalez (4415 East Michigan Street, Indianapolis, IN) appeared on behalf of the Petitioner and had no additional comments. Also representing the Petitioner, Eve Luke (1307 Sandy Ann Lane, Indianapolis, IN) testified that the rezoning to the D-8 district was consistent with the Comprehensive Plan's recommendations for traditional neighborhood residential use and the historical residential character of the area. Kathleen Blackham (Staff) had no further comments.

Hearing no other comments, the Hearing Examiner recommended Approval of 2026-ZON-027 and placed the Petition on the MDC July 15, 2026 agenda.

2026-ZON-029 / 2026-VAR-007 / 1003 West 30th Street

Center Township, Council District #12

Skyline General Contracting Corp, by Jorge Gonzales

Rezoning of 0.09-acre from the C-3 district to the D-5 district to provide for residential use. Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a residence with a front building line of 25 feet (range of 10 to

19.9 feet required), a side setback of 3 feet (5 feet required), and a corner side setback of 5 feet (8 feet required).

The Petitioner's representative, Eve Luke (1307 Sandy Ann Lane, Indianapolis, IN), testified on behalf of Jorge Gonzales, that the 0.09-acre parcel was formerly improved with a residential structure demolished between 1986 and 1990, and that surrounding lots were either underdeveloped or residential in nature. She stated that the Petitioner intended to develop a single-family residence, which is permitted at this lot width within the D-5 district. Michael Weigel (Staff) had no additional comments beyond those in the Staff Report and recommended approval of both the rezoning and the variance of development standards.

Hearing no other comments, the Hearing Examiner recommended Approval of 2026-ZON-029 and placed the Petition on the MDC July 15, 2026 agenda. She approved 2026-VAR-007, subject to the site plan, and adopted the Findings of Fact.

2026-ZON-030 (Amended) | 3505 South Harding Street

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-1 (FF) district (Amended from C-3) to provide for a multi-tenant building.

The Petitioner's representative, Eve Luke (1307 Sandy Ann Lane, Indianapolis, IN), testified on behalf of Jorge Gonzales, that the 0.24-acre site contained a vacant residential structure built circa 1920 and a detached garage built in 1952, surrounded by industrial uses to the north and south, residential uses to the east, and commercial uses to the west. She explained that following discussions with Tom Lorenz of the Northwest Perry Neighborhood Association (NWPNA), the Petitioner formally amended the request from C-3 to C-1, as the C-1 Neighborhood Commercial district would accommodate the owner's intended uses while addressing neighborhood concerns about more intensive C-3 uses adjacent to the residential area. She read into the record a revised letter from Mr. Lorenz dated June 23, 2026, confirming that NWPNA voted to support the Petition as amended to C-1. Michael Weigel (Staff) confirmed the petition had been amended to C-1 by the Petitioner's written request, which led to the NWPNA's letter of support, and had no further comments.

Hearing no other comments, the Hearing Examiner recommended Approval of 2026-ZON-030 (Amended) and placed the Petition on the MDC July 15, 2026 agenda.

2026-ZON-038 | 1830 Shelby Street

Center Township, Council District #18

Abiodun Babalola (Truworth Realty LLC), by Leyla Paz

Rezoning of 0.15 acres from the MU-1 (TOD) district to the D-5 district to provide for the construction of a duplex.

George Gonzalez (4415 East Michigan Street, Indianapolis, IN) appeared on behalf of the Petitioner and testified he had no additional comments beyond those in the Staff Report. Josh Levesque (Staff) had no additional comments beyond those in the Staff Report.

Hearing no other comments, the Hearing Examiner recommended Approval of 2026-ZON-038 and placed the Petition on the MDC July 15, 2026 agenda.

2026-ZON-046 | 3216 East 25th Street

Center Township, Council District #8

Felipe M. Mata, by RG Development, LLC (Josh Smith)

Rezoning of 0.379-acre from the C-3 district to the D-5 district to allow for residential uses.

The Petitioner's representative Josh Smith (RG Development, 1073 Oliver Avenue, Indianapolis, IN) testified that the two vacant parcels were being rezoned from C-3 to D-5 at the request of the property owner, who wished to sell them as single-family residential lots. He noted new single-family and duplex development in the immediate area to the south, that the only commercial use nearby was a small convenience store to the west, and acknowledged that the narrow lot widths would make use of the existing curb cut impractical and that any future development would require alley access. Josh Levesque (Staff) had no additional comments but confirmed that any future development would need to address the alley access requirement.

Hearing no other comments, the Hearing Examiner recommended Approval of 2026-ZON-046 and placed the Petition on the MDC July 15, 2026 agenda.

2026-CZN-813 (Amended) / 2026-CVR-813 | 1127 South East Street

Center Township, Council District #18

Josh Smith

Rezoning of 0.12-acre from the C-5 district to the D-8 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).

The Petitioner's representative, Josh Smith (RG Development, 1073 Oliver Avenue, Indianapolis, IN), testified that the property had previously been used as a used car sales lot. He explained that the Petition had been amended from D-5 to D-8 to allow construction of a two-unit dwelling. He stated that the variance for the clear-sight triangle encroachment at the intersection of Morris Street and East Street was necessitated by the Bates-Hendricks Neighborhood Association's strong preference that the home be built forward on the lot, aligned with the front building line of the adjacent block, in order to maintain neighborhood cohesion; the original front setback variance had accordingly been removed and replaced with the clear-sight triangle variance. Kathleen Blackham (Staff) had no further comments and noted that Staff had not been contacted by anyone in the neighborhood regarding the Petitions.

Hearing no other comments, the Hearing Examiner recommended Approval of 2026-CZN-813 (Amended) and placed the Petition on the MDC July 15, 2026 agenda. She approved 2026-CVR-813, subject to the site plan, and adopted the Findings of Fact.

2026-CAP-824 / 2026-CVR-824 | 4107 East Washington Street (NEW)

Center Township, Council District #13

SU-7 (TOD)

Shepherd Community, Inc., by Mindy Westrick Brown

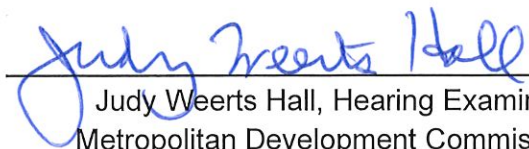
Modification of Commitments related to 2005-ZON-123, to provide for modifying Commitment 4 of Attachment 'C', to permit construction of a community center expansion, with the site plan filed with this petition (development of the site required to be generally compliant with the site plan, file-dated August 9, 2005), and to provide for terminating Commitment 10 of Attachment 'C' requiring existing freestanding sign and sign pole removal within 60 days of the issuance of an Improvement Location Permit. Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a proposed community center expansion without meeting the Mixed-Use and Commercial Design Standards, including private frontage type design standards, frontage design standards, building placement and form standards, building scale and design standards, and block and lot open space standards.

The Petitioner's representative, Mark Leach (Faegre Drinker, 600 East 96th Street, Indianapolis, IN), testified that the expansion would include a gym addition, wellness center, food pantry, dormitories, and garages to better support services and address community needs, and that the Petitioner was in full agreement with the Staff Report. He expressed appreciation to Staff and to City-County Councilor Brown for their support. Kathleen Blackham (Staff) had no further comments.

After expediting the Petitions, the Hearing Examiner recommended Approval of 2026-CAP-824 and placed the Petition on the MDC July 15, 2026 agenda. She approved 2026-CVR-824, subject to the site plan, and adopted the Findings of Fact

ADJOURNMENT

There was no further business before the Hearing Examiner, so the meeting was adjourned at 1:59 P.M.


Judy Weerts Hall, Hearing Examiner
Metropolitan Development Commission