

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA**

HEARING EXAMINER

JULY 9, 2026 - HEARING RESULTS

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thur., **July 9, 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:*

SPECIAL REQUESTS:

2022-CPL-828 | 4514 East 79th Street (Walk-On) | Denied request for a waiver of the two-year recording requirement for 2022-CPL-828, which had been approved on August 25, 2022.

Washington Township, Council District #3

Christopher J. and Barbara W. Bodem, by David Kingen and Emily Duncan

Approval of a Subdivision Plat to be known as Bodem Estates, dividing 2.58 acres into two lots.

EXPEDITED PETITIONS:

2026-APP-010 | 136 West 14th Street, 120 West 15th Street, 144 West 16th Street, 1701 & 1801 Senate Boulevard, 2055 North Senate Avenue, 2055 North Capitol Avenue (NEW) | Recommended Approval of 2026-APP-010 and placed the Petition on the MDC August 5, 2026 agenda.

Center Township, Council District #12

HD-1 (TOD) (W5) & HD-2 (TOD) (W5) (RC)

Indiana University Health, Inc, by Faegre Drinker Biddle & Reath LLP

Hospital District 1 and Hospital District 2 Approval to provide for a sign program for the IU Health Hospital Campus.

2026-APP-012 | 7431 West 34th Street (NEW) | Approved a six-day waiver of written Notice. Recommended Approval and placed on the MDC August 5, 2026 agenda, subject to 3 commitments.

Wayne Township, Council District #11

PK-2

Luis Gonzalez Nunez, by Brianna Cushman

Park District Two Approval to provide for an addition to an existing single-family detached dwelling and a detached garage.

2026-MOD-005 | 7445 Kentucky Avenue (NEW) | Recommended Approval of 2026-MOD-005 and placed Petition on MDC August 5, 2026 agenda.

Decatur Township, Council District #21

C-S

Mann Properties, LLC, by Dustin Stevenson (GPD Group, Inc.)

Modification of the C-S Statement related to 2022-ZON-112, item A. Commercial Area, 2. Site Development to allow for 130 parking spaces (development standards of C-3 district shall be required with a maximum of 78 parking spaces permitted).

2026-ZON-047 | 448 North Kealing Avenue (NEW) | Approved a four-day waiver of written Notice and two-day waiver of posted Notice. Recommended Approval and placed on MDC August 5, 2026 agenda.

Center Township, Council District #13
Willie Whiteside Jr., by Roger Upchurch

Rezoning of 0.1-acre from the C-1 district to the D-5 district to provide for a single-family dwelling.

2026-ZON-053 | 230 West Morris Street (NEW) | Recommended Approval and placed on MDC August 5, 2026 agenda, subject to 2 commitments in Staff Report and a 3rd commitment restricting short-term rentals as agreed between Petitioner and Old Southside Neighborhood Organization.

Center Township, Council District #18
Bana Properties, LLC, by Goitom Beyen

Rezoning of 0.33-acre from the C-1 district to the D-7 district to provide for residential development.

2026-ZON-054 | 2506 Prospect Street (NEW) | Recommended Approval and placed on MDC August 5, 2026 agenda.

Center Township, Council District #18
Susan Mitchell, by Antonio Amaryllis

Rezoning of 0.10-acre from the I-3 district to the D-5 district to provide for residential uses.

2026-ZON-058 | 2950 and 2954 McPherson Street (NEW) | Approved a one-day waiver of written and posted Notice. Recommended Approval and placed on MDC August 5, 2026 agenda.

Center Township, Council District #8
Arcadia 1 Development, LLC, by Jynell Berkshire

Rezoning of 0.25-acre from the D-5 district to the D-8 district for residential development.

2026-CPL-812 / 2026-CVR-812 | 4800 North Raceway | After expediting, Approved 2026-CPL-812, file-dated March 3, 2026, subject to 11 conditions in Staff Report. Approved 2026-CVR-812, subject to site plan, and adopted Findings of Fact.

Pike Township, Council District #5
D-S
Estate of Lois E. Williams, by John Moore

Approval of a Subdivision Plat, dividing 2.4 acres into three partial lots to be known as Williams Minor Plat, a three-lot subdivision, with the remainder of each lot being in Hendricks County.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for three lots, with reduced lot width (minimum 150-foot required), with reduced street frontage (minimum 75 feet required), reduced lot size (minimum one acre required), to provide for an accessory structure as the primary use on one lot (not permitted) and a five-foot rear setback (minimum 25-foot setback required).

2026-CZN-816 / 2026-CVR-816 | 4511 Allisonville Road | After expediting, Recommended Approval of 2026-CZN-816, subject to 3 commitments in Staff Report and a 4th commitment that the development substantially complies with the building renderings file-dated July 8, 2026, and placed on MDC August 5, 2026 agenda. Approved 2026-CVR-816, subject to site plan, and adopted Findings of Fact.

Washington Township, Council District #8

MU-1 (FF)

Broad Ripple Construction, LLC, by Joseph D. Calderon

Rezoning of 0.21-acre from MU-1 (FF) (W-1) to C-S (FF) (W-1) 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).

2026-CVC-819 | 5849 Crittenden Avenue (Assessment of Benefits Hearing) | After expediting, Approved final assessment role for 2026-CVC-819, assessing benefits in the amount of \$4,000, and approved appraiser's fee of \$1,000.

Washington Township, Council District #7

SU-2 (Pending)

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

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).

CONTINUED PETITIONS:

2026-MOD-003 | 8600 Combs Road | Continued to August 27, 2026.

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).

2025-ZON-123 | 8500 West 10th Street | Continued to August 13, 2026, with Notice.

Wayne Township, Council District #16

RSJ Holdings, LLC by NDZA, Inc.

Rezoning of 5.96 acres from the C-1 (FW)(FF) district to the D-7 (FW)(FF) district to provide for residential development.

2026-ZON-039 | 6501 Mann Road | Continued to August 13, 2026.

Decatur Township, Council District #21

Kittle Property Group, by Joseph D. Calderon

Rezoning of 26.83 acres from the SU-1 (FF) (FW) and D-A (FF) (FW) district to the D-7 (FF) (FW) district to provide for a multi-family residential development.

2026-CZN-821 (Withdrawn) / 2026-CVR-821 (Amended) | 3404, 3432, 3434, 3438 and 3444 North Illinois Street | After a public hearing, Approved 2026-CVR-821, subject to site plan, and adopted Findings of Fact.

Center Township, Council District #8

Redline Holdings XII, LLC, by Justin Kingen

Rezoning of 1.12 acres from the D-10 (TOD) districts to the MU-2 (TOD) district to provide for a mixed-use development, including approximately 99 dwelling units and 2,507 square feet of commercial space.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a Large Mixed-Use development (not permitted), ~~with a 10-foot front yard setback (25-foot front setback required)~~; with a zero-foot rear yard setback (minimum 10 feet required); with a perimeter yard from zero to 10 feet in width (minimum of 20 feet required); ~~with one primary entry feature (minimum of one primary entry feature for every fifty feet required)~~; to provide for excessive wall plane or blank wall façade (blank wall limited to fifty linear feet and 600 square feet of façade); with a FAR of 2.77 (maximum 0.80 FAR permitted); with a LSR of 0.078 (0.66 required); with 47 on-street and off-street parking spaces provided (minimum 82 parking spaces required), and with reduced first-story transparency (minimum 60% transparency required) and reduced upper story transparency (minimum 20% transparency required); ~~and with eight street trees along North Illinois Street (11 street trees required)~~.

2026-CPL-822 / 2026-CVR-822 (Amended) | 3731 Wellington Avenue | After a public hearing, Recommended Approval of 2026-CPL-822, subject to 10 conditions in Staff Report. Approved 2026-CVR-822 (Amended), subject to site plan and two commitments, and adopted Findings of Fact.

Warren Township, Council District #9

D-5

Word of God Christian Tabernacle Church, Inc, by Chris Hinkle

Approval of a Subdivision Plat to be known as Bella Rosa Estates, dividing 2.773 acres into 14 single-family detached lots.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for nine lots with less than 40-foot lot width (minimum 40-foot lot width required).

NEW PETITIONS:

2026-ZON-049 | 5051 East 16th Street Road (NEW) | Acknowledged the Automatic Continuance to the August 13, 2026 hearing, filed by a Registered Neighborhood Organization.

Center Township, Council District #13
Kahlon Holdings LLC, by Joseph Csikos

Rezoning of 0.8-acre from the C-3 district to the C-4 district to provide for commercial uses.

2026-ZON-051 | 4150 North High School Road (NEW) | Acknowledged the Automatic Continuance to the August 13, 2026 hearing, filed by a Registered Neighborhood Organization.

Pike Township, Council District #5
Nica Auto & Fleet Repair, LLC, by David Dearing

Rezoning of 1.9 acres from the C-4 district to the C-7 district to provide for used car sales and heavy vehicle repair.

2026-ZON-052 / 2026-APP-013 | 8700 West 30th Street (NEW) | Continued to the August 13, 2026, with Notice.

Wayne Township, Council District #11
Metropolitan School District of Wayne Township, by Benjamin Jackson

Rezoning of 28.53 acres from the SU-2 district to the PK-1 district for playground and sport court facilities with accessory parking.

Park District-One Approval to provide for the construction of a comfort shelter and for repaving and restriping of existing parking and sport court areas.

*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.