

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

August 13, 2026 – HEARING RESULTS

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held Public Hearings on Thur., August 13, 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-MOD-001 | 7536 South Emerson Avenue | Recommended Approval to the MDC and placed the Petition on the MDC September 2, 2026 agenda.

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-004 | 8133 East 96th Street | Recommended Approval to the MDC and placed the Petition on the MDC September 2, 2026 agenda.

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).

2026-ZON-052 / 2026-APP-013 | 8700 West 30th Street | Recommended Approval of both Petitions and placed them on the MDC September 2, 2026 agenda.

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.

2026-ZON-055 | 1624 East 46th Street | No appearance by the Petitioner; Continued to the August 27, 2026 meeting.

Washington Township, Council District #7

K & D Epic Holdings LLC, by David Gilman

Rezoning of 0.14-acre from the SU-1 district to the D-5 district to allow for residential uses.

2026-ZON-062 | 1234 West 30th Street | Recommended Approval to the MDC and placed the Petition on the MDC September 2, 2026 agenda.

Center Township, Council District #12

Trending Transpiration CL and Hauling, by Keith Radcliff

Rezoning of 0.13-acre from the C-3 district to the D-5 district to provide for single-family residential development.

2026-ZON-063 | 3009 and 3015 North Gale Street | Recommended Approval to the MDC and placed the Petition on the MDC September 2, 2026 agenda.

Center Township, Council District #8

REDX Group LLC, by Alex Sedique

Rezoning of two lots, totaling 0.35-acre, from the SU-1 district to the D-5 district to provide for residential purposes.

2026-ZON-064 | 1004 South Keystone Avenue | Recommended Approval to the MDC and placed the Petition on the MDC September 2, 2026 agenda.

Center Township, Council District #18

RET Holdings II LLC, by Madelynn Turner

Rezoning of 0.11-acre from the I-3 district to the D-5 district to legally establish an existing single-family dwelling and for construction of a detached accessory building.

2026-CZN-828 / 2026-CVR-828 | 1170 Kentucky Avenue | Recommended Approval of 2026-CZN-828, subject to two Commitments and a commitment to exclude 33 uses requested by the neighborhood groups, and placed the Petition on the MDC September 2, 2026 agenda. Approved 2026-CVR-828, subject to the site plan, and adopted the Findings of Fact.

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 (FF) district to provide for commercial uses.

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial and building contractor.

2026-CZN-831 / 2026-CVR-831 | 1144 South Belmont Avenue | Recommended Approval of 2026-CZN-831, subject to three Commitments in the Staff Report, and placed the Petition on the MDC September 2, 2026 agenda. Approved 2026-CVR-831, subject to the site plan, and adopted the Findings of Fact.

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).

2026-CVR-835 / 2026-CPL-835 | 3989 Meadows Drive | Approved 2026-CVR-835, subject to the site plan, and approved the Findings of Fact. Approved 2026-CPL-835, finding that the Plat filed dated June 9, 2026 complied with the standards of the subdivision regulations, subject to the 12 conditions in the written Staff Report.

Washington Township, Council District #8

D-8

Temple of Praise Assembly Church, by Misha Rabinowitch

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a proposed multi-family development, consisting of 32 units (Medium Apartment), (maximum of 12 units or Small Apartment permitted), with 11 parking spaces (minimum of 32 spaces required), a building height of 40 feet (maximum building height of 35 feet permitted); and parking within the side yard setback (not permitted).

Approval of a Subdivision Plat to be known as The Meadows Replat of Block Q and part of Block P, subdividing 2.15 acres into two lots.

2026-CZN-839 / 2026-CVR-839 | 947 Eastern Avenue | Recommended Approval of 2026-CZN-839, subject to the Commitment in the written Staff Report, and placed the Petition on the MDC September 2, 2026 agenda. Approved 2026-CVR-839, subject to the site plan, and adopted the Findings of Fact.

Center Township, Council District #13

Melissa Yurechko, by Justin Kingen

Rezoning of 0.08-acre from the C-3 district to the D-5 district to provide an attached garage for an existing detached single-family dwelling.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a proposed attached garage with a nine-foot rear setback (minimum 20-foot rear setback required).

CONTINUED PETITIONS:

2025-ZON-123 | 8500 West 10th Street | Acknowledged the Withdrawal of the Petition.

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-018 / 2026-VAR-004 | 5510 Millersville Road | Acknowledged the Withdrawal of 2026-VAR-004. Continued 2026-ZON-018 to the September 10, 2026 meeting, without Notice.

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-039 | 6501 Mann Road | Approved Continuance for cause to the September 24, 2026 meeting, without Notice unless required.

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-ZON-041 | 3553 Shelby Street | Approved Continuance for cause to the September 10, 2026 meeting, with Notice.

Perry Township, Council District #23

Cameron & Caden Shake, by Mark & Kim Crouch

Rezoning of 0.48-acre from the C-3 (TOD) district to the D-10 (TOD) district to provide for multifamily housing.

2026-ZON-043 | 7030 East 33rd Street | Approved Continuance for cause to the September 10, 2026 meeting.

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.

2026-ZON-045 | 2003 North College Avenue | Approved Continuance for cause to the August 27, 2026 meeting.

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.

2026-ZON-049 | 5051 East 16th Street | Acknowledged the Withdrawal of the Petition.

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 | Approved Continuance for cause, over the Petitioner's attorney's objection, to the August 27, 2026 meeting.

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.

2025-CZN-865 (Amended) / 2025-CVR-865 (Amended) | 405, 409, and 411 South Shortridge Road | Acknowledged the Withdrawal of the Petitions.

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 all 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 125-foot front yard setback (maximum front yard setback of 85 feet permitted); off-street parking area within the front yard with a zero-foot setback (not permitted, 10-foot front setback required); side yard setbacks from four and eight feet (10-foot side yard required); a

ten-foot-tall chain link fence within the side and rear yards and a six-foot tall chain link fence in the front yard (maximum six-foot-tall fence permitted within the side and rear yards and maximum 3.5-foot-tall fence permitted in the front yard); and deficient landscaping in the rear transitional yard buffer (15-foot transitional yard landscape buffer required).

2026-CZN-829 / 2026-CVR-829 | 5430 West 86th Street | Approved Continuance for cause to the September 10, 2026 meeting, with Notice.

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.

NEW PETITIONS:

2026-APP-014 | 524 East 16th Street | Approved Continuance for cause to the September 24, 2026 meeting, with Notice.

Washington Township, Council District #13
PK-2
Kroger Limited Partnership I, by CJ McDonald

Park District Two Approval to provide for one freestanding sign and one building signs on existing building.

2026-ZON-059 | 337 East Morris Street | Approved Continuance for cause to the August 27, 2026 meeting, without Notice.

Center Township, Council District #18
Habitat for Humanity of Greater Indianapolis, Inc, by Chris Barnett

Rezoning of 0.093-acre from the SU-1 district to the D-8 district to provide for residential uses.

2026-ZON-066 | 931 South East Street | Approved Continuance for cause to the September 10, 2026 meeting, without Notice.

Center Township, Council District #18
AKAL Investments, Inc., by Josh Smith (RG Development, LLC)

Rezoning of 0.222-acre from the C-5 (RC) district to the D-8 (RC) district to provide for residential development.

2026-CZN-834 / 2026-CPL-834 | 6509 Dean Road | Acknowledged Automatic Continuance to the September 10, 2026 meeting, filed by a City-County Councilor.

Washington Township, Council District #3
K and D Epic Holdings, LLC, by David Gilman

Rezoning of 1.73 acres, from the D-S district to the D-1 district to provide for two, detached single-family dwellings.

Approval of a Subdivision Plat to be known as Dean Road Estates, subdividing 1.73 acres into two lots.

ADDITIONAL BUSINESS:

**2026-VAR-002 | 4005 East Southport Road | Adoption of Negative Findings of Fact for Variance
Petition Denied on June 10, 2026 | **Adopted.****

Perry Township, Council District #24

Southport Road Development LLC, by David Gilman

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).

**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.*