

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA**

HEARING EXAMINER

August 27, 2026

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County will hold public hearings on Thur., **August 27, 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-015 | 1807 Central Avenue (NEW) | Recommended Approval, subject to conditions in Staff Report, to MDC and placed Petition on MDC September 16, 2026 agenda

Center Township, Council District #13

PK-2

Moose Holdings LLC, by Paul Musielak

Park District Two approval to provide for the construction of a single-family dwelling and a detached garage.

2026-ZON-051 | 4150 North High School Road | Recommended Approval, subject to Commitments, to MDC and placed Petition on MDC September 16, 2026 agenda

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-055 | 1624 East 46th Street | Recommended Approval to MDC and placed Petition on MDC September 16, 2026 agenda

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-059 | 337 East Morris Street | Recommended Approval to MDC and placed Petition on MDC September 16, 2026 agenda

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-069 | 11150 Southeastern Avenue (NEW) | Recommended Approval to MDC and placed Petition on MDC September 16, 2026 agenda

Franklin Township, Council District #25

Anton and Jennifer Howard

Rezoning of 26.7 acres from the SU-1 district to the D-A district to provide for residential and agricultural uses.

2026-ZON-073 | 2355 North College Avenue and 717 East 24th Street (NEW) | Granted Waiver MDC Rules of Procedure to correct name of Petitioner and Petitioner Representative | Recommended Approval to MDC and placed Petition on MDC September 16, 2026 agenda
Center Township, Council District #8
Brooke Bernhart, by Paul Musielak

Rezoning of 0.16-acre from the C-1 district to the D-8 district to provide for detached single-family residential use.

2026-CZN-827 / 2026-CPL-827 | 2015 Wagner Lane and 3669 Van Buren Street | Recommended Approval of 2026-CZN-827 to MDC and placed Petition on MDC September 16, 2026 agenda | Approved 2026-CPL-827, subject to 12 conditions in Staff Report
Center Township, Council District #19
Habitat for Humanity for Greater Indianapolis, Inc., by Leslie Steinert

Rezoning of 2.27 acres from D-6II to D-5 for residential development.

Approval of a Subdivision Plat to be known as Wagner Lane Estates, Section 2, subdividing 2.27 acres into nine lots.

2026-CZN-842 / 2026-CVR-842 | 3830 North Rural Street, 3801 North Temple Avenue, 3830 Meadows Drive, and 2806 and 2840 East 38th Street | Granted two-day waiver of written and posted Notice | Recommended Approval of 2026-CZN-842 to MDC and placed Petition on MDC September 16, 2026 agenda | Approved 2026-CVR-842 and adopted Findings of Fact

Washington Township, Council District #8
Health and Hospital Corporation of Marion County, by Joseph D. Calderon

Rezoning of 9.33 acres from the D-5 (W-1) (TOD), D-P (W-1) (TOD), C-1 (W-1) (TOD), and C-4 (W-1) (TOD) districts to the SU-9 (W-1) (TOD) district to provide for offices for public health uses.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for multiple rows of surface parking in front of the building (maximum of one row of surface parking permitted in front of the building).

CONTINUED PETITIONS:

2026-MOD-003 | 8600 Combs Road | Granted continuance for cause to October 29, 2026, with Notice

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-045 | 2003 North College Avenue | After a Public Hearing, Recommended Approval, subject to Commitments, to MDC and placed Petition on MDC September 16, 2026 agenda

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.

NEW PETITIONS:

2026-ZON-065 | 4402 Madison Avenue | Granted continuance for cause to September 24, 2026

Perry Township, Council District #23
2 Jets LLC, by Samuel Salazar

Rezoning of 2.13 acres from the D-3 district to the C-5 district to provide for commercial contractor uses.

2026-ZON-072 | 7644 Big Bend Boulevard | Acknowledged Automatic Continuance of Petitions to September 24, 2026

Center Township, Council District #19
City of Indianapolis Department of Parks and Recreation, by Daniel Krzywicki

Rezoning of 27.28 acres from the D-P district to the PK-1 district to allow for use as a community park.

2026-CZN-836 / 2026-CVR-836 | 2326 East 44th Street | Granted four-day waiver of written Notice and two-day waiver of posted Notice | Granted continuance for cause to September 24, 2026

Washington Township, Council District #8
Celtic Realty, LLC, by Justin Kingen

Rezoning of 0.38-acre from the I-2 (W-1) district to the C-4 (W-1) district to provide for commercial uses including automotive service and repair.

Variance of Use and Development Standards to provide for automotive service and repair, with outdoor storage of vehicles awaiting repair (not permitted), reduced parking (minimum 31 spaces required), and to legally establish a roof sign (not permitted).

2026-CZN-838 / 2026-CVR-838 | 6915 East Washington Street | Granted one-day waiver of written and posted Notice | Granted continuance for cause to October 29, 2026, with Notice as needed

Warren Township, Council District #20

New Creations Restoration Church, Inc., by Justin Kingen

Rezoning of 12.35 acres from the D-2 (TOD), C-4 (TOD), and MU-1 (TOD) districts to the C-S (TOD) district to legally establish religious uses, four buildings with a total of 14 dwelling units, landscaping contractor and a commercial building contractor, and to provide for a food pantry and child-care services.

Variance of Development Standard of the Consolidated Zoning and Subdivision Ordinance to legally establish an existing building that exceeds the maximum front yard setback along Washington Street, to provide for a trash dumpster without screening on all sides, a trash dumpster within the front yard along Shadeland Avenue, and reduced parking (front yard setback required to be between zero and 26 feet from street right-of-way, trash dumpster shall be enclosed on all sides, trash dumpster not permitted within front yard and minimum parking standards are required).

2026-CZN-844 / 2026-CVR-844 | 6620 Northview Way | Acknowledged Automatic Continuance of Petitions to September 24, 2026

Washington Township, Council District #3
K&J Acquisitions LLC, by Joseph D. Calderon

Rezoning of 1.74 acres from the SU-1 district to the C-3 district to provide for commercial retail uses.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a drive-through stacking space aisle within the front yard along Binford Boulevard (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.