

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA**

HEARING EXAMINER – MEETING RESULTS

SEPTEMBER 10, 2026

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thu., **September 10, 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, for the following petitions: *

EXPEDITED PETITIONS:

2026-ZON-066 | 931 South East Street | Recommended Approval and placed on October 7, 2026 MDC agenda

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-ZON-071 | 610 South Drover Street, 1049 Oliver Street, and 634 Birch Avenue | Recommended Approval and placed on October 7, 2026 MDC agenda

Center Township, Council District #18

610 Drover, LLC, by Andi Metzel

Rezoning of 1.97 acres from the C-1 (RC) (FF) and D-5 (RC) (FF) districts to the C-3 (RC) (FF) district to provide for commercial uses.

2026-ZON-076 | 2507 Columbia Avenue | Recommended Approval and placed on October 7, 2026 MDC agenda

Center Township, Council District #8

Step It Up Realty LLC, by Cohen Property Group

Rezoning of 0.17-acre from the C-3 district to the D-8 district to provide for residential uses.

2026-CZN-845 / 2026-CVR-845 | 3949 South State Avenue | Recommended Approval of 2026-CZN-845, subject to commitments, and placed on October 7, 2026 MDC agenda. Approved 2026-CVR-845, subject to commitments, and adopted the Findings of Fact.

Perry Township, Council District #19

UQ-1 and D-5

University of Indianapolis, by Justin Kingen

Rezoning of 2.31 acres from the UQ-1 and D-5 districts to the UQ-1 classification to provide for school uses (K through 12).

Variance of Development Standards of Consolidated Zoning and Subdivision Ordinance to provide for a north side yard setback of 15 feet (minimum 46-foot side yard setback required, or one-foot for each foot of building height required).

CONTINUED PETITIONS:

2026-ZON-018 | 5510 Millersville Road | Continued to October 29, 2026

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.

2026-ZON-041 | 3553 Shelby Street | Dismissed

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 | After a public hearing, Recommended Denial and placed on October 7, 2026 MDC agenda

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-CZN-829 (Withdrawn) / 2026 CVR-829 (Amended) | 5430 West 86th Street | Approved waiver of notification period for amended written notice. Acknowledged the Withdrawal of 2026-CVR-829 (Amended).

Pike Township, Council District #1

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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 and Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for commercial truck parking and fleet terminal for ten trucks (not permitted) and truck or heavy vehicle repair and maintenance (not permitted) or heavy vehicle repair and maintenance (not permitted).

2026-CZN-834 / 2026-CPL-834 | 6509 Dean Road | After a public hearing, Recommended Approval of 2026-CZN-834, subject to commitments, and placed on the October 7, 2026 MDC agenda. Approved 2026-CPL-834, subject to conditions in the Staff Report.

D-S

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.

NEW PETITIONS:

2026-APP-016 | 45 West 40th Street | Acknowledged Automatic Continuance to October 15, 2026, filed by Registered Neighborhood Organization

Washington Township, Council District #7
PK-1 (TOD)
City of Indianapolis Parks and Recreation, by Kyle Koger

Park District One Approval to provide for the replacement of existing playground equipment, a new park shelter, and new internal concrete sidewalks.

2026-ZON-061 | 5330 West Morris Street | Continued to October 15, 2026

Center Township, Council District #17
Jorge Gonzales

Rezoning of 0.33-acre from the C-3 (TOD) district to the C-5 (TOD) district to provide for automotive uses, including repair.

2026-ZON-068 | 7440 Woodland Drive | After a public hearing, Recommended Approval, subject to commitments, and placed on the October 7, 2026 MDC agenda.

Pike Township, Council District #6
Echo Real Estate Capital, Inc., by Joseph Calderon

Rezoning of 15.8 acres from the MU-1 (FF) and C-S (FF) districts to the I-2 (FF) district to provide for light industrial uses.

2026-ZON-070 | 6650 South Meridian Street | Approved waiver of notification period for written and posted notice. Continued 2026-ZON-070 to October 15, 2026.

Perry Township, Council District #22
Faith Assembly of God Indianapolis, Inc., by Joseph D. Calderon

Rezoning of 5.0 acres from the D-A district to the SU-1 district to provide for religious uses.

2026-ZON-074 | 4210 Winthrop Avenue and 980 East 42nd Street | Continued to October 29, 2029

Washington Township, Council District #7
NLS LLC, by Joseph Ringger

Rezoning of two lots, totaling 0.3-acre, from the C-7 (W-5) and D-5 (TOD) (W-5) districts to the D-8 (TOD) (W-5) district to allow for the construction of 6 townhomes.

2026-ZON-075 | 5820 South Emerson Avenue | Approved waiver of notification period for written and posted notice. Continued to October 15, 2026.

Perry Township, Council District #24
RCP Development LLC, by Joseph D. Calderon

Rezoning of 2.15 acres from the C-3 district to the C-4 district to provide for commercial uses.

2026-ZON-077 | 2004 East 86th Street | Acknowledged Automatic Continuance to October 15, 2026, filed by Registered Neighborhood Organization

Washington Township, Council District #2
Justin Kingen

Rezoning of 3.02 acres from the D-A (FF) (FW) district to the C-1 (FF) (FW) district to provide commercial office uses.

*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.