

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA**

HEARING EXAMINER – MEETING RESULTS

September 24, 2026

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thu., **September 24, 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-APP-017 | 2345 West 86th Street | Recommended Approval to the MDC October 21, 2026

Washington Township, Council District #13

HD-2

Little Sisters of the Poor of Indianapolis, Inc., by Chad Mayes

Hospital District-Two Approval for the construction of a proposed 71,196 square-foot building, with sidewalks, landscaping, a 1,978 square-foot accessory structure, and parking areas with 80 total spaces. The existing building and parking area would be demolished.

2026-APP-018 | 2063 Ruckle Street | Recommended Approval, subject to substantial compliance with site, elevation and landscape plans, dated September 22, 2026, to the MDC October 21, 2026

Center Township, Council District #13

PK-2

Ralph and Donna Wagle, by David Gilman

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

2026-ZON-072 | 7644 Big Bend Boulevard | Recommended Approval to MDC October 21, 2026

Decatur 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-ZON-078 | 1131 Pleasant Street | Recommended Approval to the MDC October 21, 2026

Center Township, Council District #18

Loree Hildebrand Living Trust, by Stephanie Truchan

Rezoning of 0.17-acre from the D-5 (TOD) district to the D-8 (TOD) district to provide for residential development.

2026-CZN-846 / 2026-CPL-846 | 5611 Michigan Road | Recommended Approval of 2026-CZN-846 to the MDC October 21, 2026. Approved 2026-CPL-846, subject to 12 conditions in the Staff Report.

Washington Township, Council District #2

National Veterinary Associates, by Russell Brown

Rezoning of 3.04 acres from the C-S district to the C-S district to provide for veterinarian office.
Approval of a Subdivision Plat to be known as DRG Michigan Road, dividing 3.04 acres into two lots.

2026-CZN-851 / 2026-CVR-851 (Amended) | 2202 North Sherman Drive and 3724 East 22nd Street | Acknowledge the Withdrawal of 2026-CVR-851. After expediting 2026-CZN-851, Recommended Approval to the MDC October 21, 2026.

Center Township, Council District #8

UQ-1

Rock Impact, LLC, by Howard Stevenson

Rezoning of 0.24-acre from the UQ-1 district to the D-5 district to provide for residential uses.

Variance of Development Standard of the Consolidated Zoning and Subdivision Ordinance to provide for proposed detached single-family dwellings at 3724 East 22nd Street and 2202 N. Sherman, with porches and porch fencing to encroach into the clear sight triangles.

2026-CAP-852 / 2026-CVR-852 | 524 East 16th Street | Rec. Approval of 2026-CAP-852 to the MDC October 21, 2026. Approved 2026-CVR-852 subject to the site and elevation plans and adopted the Findings of Fact.

Center Township, Council District #13

PK-2

Kroger Limited Partnership I, by Alex Barnett

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

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 188.4-square-foot building sign (maximum 74-square-foot building sign or 3% of building façade permitted).

CONTINUED PETITIONS:

2026-ZON-039 | 6501 Mann Road | Continued to October 29, 2026, with Notice

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-065 | 4402 Madison Avenue | Continued to October 29, 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-CZN-836 / 2026-CVR-836 | 2326 East 44th Street | Continued to November 12, 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-844 / 2026-CVR-844 | 6620 Northview Way | Continued to October 15, 2026

Washington Township, Council District #3

K&J Acquisitions, LLC, by Joseph D. Calderon

Rezoning of 1.74 acre 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); reduced transparency between three and eight feet above grade and within 50 feet of a public entrance (40% transparency required); and lack of screening of the trash enclosure next to the building without using the same materials as the buildings (trash enclosures adjacent to a primary structure shall be screened on two sides with a wall that is constructed of the same principal materials and colors as the primary structure).

NEW PETITIONS:

2026-ZON-079 | 6650 South Meridian Street | Continued to October 15, 2026

Perry Township, Council District #22

Immanuel Mizo Methodist Church, by Andi Metzel

Rezoning of 8.68 acres from the D-A district to the SU-1 district to provide for religious uses.

2026-CAP-848 / 2026-CVR-848 | 7705 Michigan Road | Acknowledged Automatic Continuance to October 29, 2026, filed by Registered Neighborhood Organization

Pike Township, Council District #1

C-S

Step Will, LLP, by Jack Whitsitt

Modification of Commitments related to 98-Z-175 to modify commitment #1, to provide for development subject to the site plan with this petition for a proposed addition to an existing building (commitment #1 required that development be in accordance with the site plan, filed July 7, 1998).

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition with a zero-foot north side transitional yard setback (minimum 10-foot side transitional yard required).

2026-CZN-849 / 2026-CPL-849 | 3808 North Kitley Avenue | Continued to November 12, 2026

Lawrence Township, Council District #9

D-3 (TOD)

GIT Enterprises, LLC, by Justin Kingen

Rezoning of 0.69-acre from the D-3 (TOD) district to the D-5 (TOD) to provide for residential development, consisting of two detached single-family dwellings.

Approval of a Subdivision Plat to be known as Replat of Lot 282 in Vernon Acres, Section 6, dividing 0.69-acre into two lots.

*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.