



# Metropolitan Development Commission (July 2, 2025) Meeting Notice

## Meeting Details

Notice is hereby given that the Metropolitan Development Commission of Indianapolis-Marion County, IN, will hold public hearings on:

**Date:** Wednesday, July 02, 2025

**Time:** 1:00 PM

**Location:** Public Assembly Room, 2nd Floor, City-County Building, 200 E. Washington Street

## Business:

**Adoption of Meeting Minutes:** June 18, 2025

**Special Requests**

## Policy Resolutions:

### ECONOMIC DEVELOPMENT / INCENTIVES:

**1. 2025-A-025**

Preliminary Economic Revitalization Area Resolution for Thunderbird CC Land Partners LLC, located at 6900 English Avenue, Council District #20, Warren Township. (Recommend approval of up to (10) years real property tax abatement.)

**2. 2025-A-026**

Preliminary Economic Revitalization Area Resolution for Roche Diagnostics Operations, Inc., located at 9115 Hague Road, Council District #4, Lawrence Township. (Recommend approval of (10) years real property tax abatement.)

**3. 2025-A-027**

Preliminary Economic Revitalization Area Resolution for Roche Diagnostics Operations, Inc., located at 9115 Hague Road, Council District #4, Lawrence Township. (Recommend approval of (10) years personal property tax abatement.)

### COMMUNITY INVESTMENTS:

**4. 2025-C-001**

Authorizes the Department of Metropolitan Development to negotiate and execute an agreement with Coalition for Homelessness Intervention and Prevention to provide funding for the Street to Home initiative to provide rental assistance to people currently experiencing homelessness and/or suffering from Substance Abuse Disorder in an amount not to exceed \$2,700,000 of opioid settlement funds.

### PLANNING:

**5. 2025-P-009**

Authorizes the Director of the Department of Metropolitan Development to enter into an Interlocal Cooperation Agreement with the City of Lawrence relating to administrative and certain development plan approvals.

## Zoning Petitions:

### PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

**6. 2025-MOD-005 | 7841 Michigan Road**

Pike Township, Council District #1

C-3 / D-5

Las Palmas Supermercado, LLC, by Meghan Binkerd

Modification of Development Statement related to petition 94-Z-42 to modify Commitment 5, to allow a grocery store (current commitment prohibits grocery or convenience stores).

**7. 2025-MOD-006 | 3801 North Raceway Road**

Pike Township, Council District #11

D-6

D. R. Horton – Indiana, LLC, by Brian J Tuohy

Modification of Commitments and Site Plan related to 2024-ZON-023 to modify Commitment 2, to provide that rental units would be permitted on lots which are subject to a mortgage insured or guaranteed by the Federal Housing Administration, the Veteran's Administration and/or the United States Department of Agriculture (previous commitment requires the HOA to approve rental of units within the neighborhood, with a restriction that a maximum of 20% of the units may be rented at any one time).

**8. 2025-MOD-009 | 2934 North Hawthorne Lane**

Warren Township, Council District #9

SU-1

Vietnamese and American Buddhist Association Corporation

Modification of the Commitments and Site Plan, related to petitions 2018-MOD-012 and 2014-ZON-077, to provide for a one-story, 3,890 square foot, community center.

**9. 2025-MOD-013 | 10100 East 46th Street**

City of Lawrence, Lawrence Township, Council District #10

SU-7

Michael Jones, by Will Gooden and Elizabeth Bentz Williams

Modification of the Commitments related to petition 2001-ZON-002 to modify Commitments #3 and #4 to allow for development to be in substantial compliance with the site plan, dated April 25, 2025, and that any future change in the site plan shall be subject to Administrator's Approval, and that the use of the property shall be in substantial compliance with the narrative, dated March 28, 2025 (previous commitments required development in substantial compliance with the site plan, filed-dated March 16, 2001 and that the use be in substantial compliance with the narrative, file-dated April 3, 2001).

**10. 2025-ZON-001 | 4150 North High School Road**

Pike Township, Council District #5

Nica Auto and Fleet Repair, LLC, by Joseph D. Calderon

Rezoning of 1.90 acres from the C-3 district to the C-4 district to allow for an automobile repair shop.

**11. 2025-ZON-048 | 122 and 130 West Raymond Street**

Center Township, Council District #18

Kio Hmung, by Raymond A. Basile

Rezoning of 0.23-acre from the C-1 district to the C-4 district to provide for an automobile repair shop.

**12. 2025-ZON-049 | 1344, 1346, and 1352 Deloss Street**

Center Township, Council District #18

Malika Choudhary, by Mark and Kim Crouch

Rezoning of 0.26-acre from the I-2 (TOD) district to the D-8 (TOD) district to provide for residential uses.

**13. 2025-ZON-050 | 526 and 534 South Keystone Avenue**

Center Township, Council District #18  
Miguel Villasol, by Mark and Kim Crouch

Rezoning of 0.37-acre from the D-5 district to the D-5II classification to provide for residential uses.

**14. 2025-ZON-051 | 4324 East New York Street**

Center Township, Council District #13  
Malak Services, LLC, by Terrance Kinnard

Rezoning of 0.08-acre from the C-3 (TOD) district to the D-5 (TOD) district legally establish a detached single-family dwelling.

**15. 2025-ZON-052 | 4446 Mann Road**

Decatur Township, Council District #21  
Dave and Sons Properties II, by David Gilman

Rezoning of 0.825-acre from the C-3 district to the C-4 district for an automobile fueling station.

**16. 2025-CZN-820 | 4221 North Emerson Avenue**

Lawrence Township, Council District #9  
Spivey Properties, LLC, by David Gilman

Rezoning of 0.789-acre from the D-2 and C-3 districts to the C-3 district to provide for neighborhood commercial uses.

**PETITIONS OF NO APPEAL (RECOMMENDED FOR DENIAL):**

**17. 2025-MOD-003 | 8302 Michigan Road**

Pike Township, Council District #1  
C-S  
Halle Properties, LLC, by Jennifer Wolfe

Modification of commitments related to 95-Z-172 and 96-Z-216, to modify Commitment 2. h. for a freestanding sign on an outlot (previous commitment permits wall signs and prohibits freestanding signs for outlots).

**Petitions for Public Hearing**

**PETITIONS FOR PUBLIC HEARING:**

**18. COMPANION PETITION DENIED BY HEARING EXAMINER, APPEAL FILED BY PETITIONER:**

**2024-CVR-855B | 1527 East 12th Street**

Center Township, Council District #13  
D-8 (FF) (FW)  
Tyler and Natalie Sadek, by Paul J. Lambie

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to build within 60 feet of the stream protection corridor (not permitted).

**19. COMPANION PETITIONS TRANSFERRED FROM HEARING EXAMINER FOR INITIAL HEARING:**

**2025-CZN-828 / 2025-CVR-828 (Amended) | 1927, 1946, and 1950 East 32nd Street, and 3219 Orchard Avenue**

Center Township, Council District #8  
D-5 and SU-1  
Universal Church of Truth and First Born, Inc., by Justin Kingen and David Kingen

Rezoning of 2.04 acres, from the D-5 and SU-1 districts to the D-7 district to provide for multi-family dwellings.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 30-foot-tall multi-family dwelling, with 26 units, and a community building, at 1927 East 32nd Street, with a proposed floor area ratio of 1.68 (maximum floor area ratio of 0.70 permitted), a proposed livability space ratio of 0.26 (minimum livability space ratio of 0.95 permitted), for the proposed multi-family dwellings at 1950 East 32nd Street, and a reduced perimeter yard (20-foot perimeter yard required).

**\*\*Petitioner request for 3-day waiver of the 23-day notification period for written notice for the July 2, 2025 meeting. Also, Petitioner request for continuance for cause to July 18, 2025, with additional Notice.**

**20. REZONING PETITION SCHEDULED FOR INITIAL HEARING:**

**2025-ZON-037 | 2226 Carrollton Avenue**  
Center Township, Council District #8  
Carrollton Commons, LLC, by Misha Rabinowitch

Rezoning of 1.05 acres from the D-8 district to the D-P district to provide for a 25-unit modular townhome community.

**Additional Business:**

\*\*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 prior to the hearing by emailing [planneroncall@indy.gov](mailto:planneroncall@indy.gov). Written objections to a proposal are encouraged to be filed via email at [planneroncall@indy.gov](mailto:planneroncall@indy.gov) before the hearing and such objections will be considered. At the hearing, all interested persons will be given an opportunity to be heard in reference to 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 prior to the meeting. Department of Metropolitan Development - Current Planning Division.

**METROPOLITAN DEVELOPMENT COMMISSION (MDC)**  
**MEMBER ROSTER**

Commissioner	Appointing Authority	Term
Brandon Herget	City-County Council	02/03/2025 – 02/03/2026
Brent Lyle	City-County Council	12/02/2024 – 12/02/2025
John J. Dillon III (President)	Mayor	01/01/2025 – 12/31/2025
Megan Garver (Vice-President)	Mayor	01/01/2025 – 12/31/2025
Brigid Robinson	Mayor	01/01/2025 – 12/31/2025
Bruce Schumacher (Acting Secretary)	Mayor	01/01/2025 – 12/31/2025
Vacant	City-County Council	
Brian P. Murphy (Secretary)	Mayor	01/01/2025 – 12/31/2025
Gregg West	City-County Council	05/05/2025 – 05/25/2026

This meeting can be viewed live at [indy.gov: Channel 16 Live Web Stream](https://www.indy.gov/Channel16LiveWebStream). The recording of this meeting will also be archived (along with recordings of other City/County entities) at [indy.gov: Watch Previously Recorded Programs](https://www.indy.gov/WatchPreviouslyRecordedPrograms).