



# Metropolitan Development Commission Hearing Examiner (February 26, 2026) Meeting Agenda

## Meeting Details

Notice is hereby given that the Hearing Examiner of the Metropolitan Development Commission will hold public hearings on:

**Date:** Thursday, February 26, 2026

**Time:** 1:00 PM

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

## Business:

### Special Requests

#### **2025-APP-018 | 5001 Riverview Drive**

Washington Township, Council District #7

UQ-1 (FF) (FW)

Butler University, by Bradley D'Agnillo

University Quarter One Approval to provide for improvements and expansion of an outdoor tennis facility, including new courts and bleacher seating.

#### **\*\*Petition has been withdrawn**

#### **2026-CZN-802 / 2026-CVR-802 | 3565 South Keystone Avenue**

Perry Township, Council District #19

Joseph Csikos, by Russell Brown

Rezoning of 2.7 acres from the SU-1 district to the C-4 district to provide for community-regional commercial uses.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 50-foot-tall pole sign along I-65 (maximum 20-foot height permitted) and a 14-foot-tall monument sign along Keystone Avenue (maximum height of 10 feet permitted).

#### **\*\*Petitions have been withdrawn**

## PETITIONS REQUESTING TO BE CONTINUED:

#### **1. 2025-MOD-026 | 4201 Moller Road**

Pike Township, Council District #5

SU-1

Iglesias Cristiana Pentecostal Maranatha, by Jason Burk

Modification of Commitments related to 2013-ZON-022 to terminate Commitment Number Two (Commitment Number Two required the dedication of a 60-foot half right-of-way along Moller Road within 60 days of approval).

#### **\*\*Petitioner and Staff request for continuance for cause to March 12, 2026**

#### **2. 2026-ZON-001 | 8325 Camby Road**

Decatur Township, Council District #21

SCI Camby LLC, by David Gilman

Rezoning of 1.11 acres from the C-3 district to the C-4 district to provide for an automobile fueling station and convenience store.

**\*\*Automatic continuance to March 26, 2026, filed by a Registered Neighborhood Organization**

**3. 2026-ZON-002 | 456 South Emerson Avenue**

Center Township, Council District #14  
Singh Auto Repair LLC, by Steven Brown

Rezoning of 0.42-acre from the D-5 district to the C-4 district to provide for commercial uses

**\*\*Automatic continuance to March 26, 2026, filed by Petitioner**

**4. 2025-CZN-864 / 2025-CVR-864 | 9220 Crawfordsville Road**

Wayne Township, Council District #11  
JCC Enterprises II, LLC, by Brian J. Tuohy

Rezoning of 0.51-acre from the C-3 district to the I-2 district to provide for a contractor business.

Variance of development standards for the Consolidated Zoning and Subdivision Ordinance to provide for a five-foot transitional side yard setback (minimum 30-foot transitional side yard setback required).

**\*\*Automatic continuance to March 26, 2026, filed by a Registered Neighborhood Organization**

**5. 2025-CZN-865 / 2025-CVR-865 | 405, 409, and 411 South Shorridge Road**

Warren Township, Council District #20  
C-S  
SRMK Realty, LLC, by Justin Kingen

Rezoning of 8.48 acres from C-S to C-S to provide for all C-1 and 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 140-foot front yard setback (maximum front yard setback of 85 feet permitted), off-street parking areas within the front yard (not permitted), and a ten-foot-tall chain link fence within the side and rear yards (maximum six-foot-tall fence permitted within the side and rear yards).

**\*\*Petitioner request for continuance for cause to March 26, 2026**

**Petitions for Public Hearing**

**PETITIONS TO BE EXPEDITED:**

**6. 2025-ZON-134 | 1759 West Morris Street**

Center Township, Council District #18  
Lyles Construction Group, by, Matthew Lyles

Rezoning of 0.129 acres from the C-4 district to the D-8 classification to provide for residential uses.

**7. 2025-ZON-139 (Amended) / 2026-VAR-001 | 1055 and 1095 East 52nd Street**

Washington Township, Council District #7  
EMR Mulligan Properties, LLC, by Misha Rabinowitch

Rezoning of 0.80-acre from the D-5 (W-5) district to the MU-2 (W-5) classification.

Variance of Use of the of the Consolidated Zoning and Subdivision Ordinance provide for processing and packaging of food and beverage and indoor entertainment (not permitted).

**PETITIONS FOR PUBLIC HEARING (Continued Petitions):**

**8. 2025-CAP-847 / 2025-CVR-847 | 3502 North White River Parkway West Drive**

Center Township, Council District #12

City of Indianapolis Department of Parks and Recreation, by Matt Vogel

Park District One Approval to provide for a recreational building for an indoor archery range, with retail space, repair shop, classrooms, and entertainment space within the building, and two outdoor archery ranges.

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a recreational building within the floodway (not permitted).

**9. 2025-CAP-856 / 2025-CVR-856 (Amended) | 6400, 6449, 6500, 6559, 6565, 6600, and 6833 Kentucky Avenue, and 6700, 7924, 7944, 8002, 8032, and 8210 Camby Road Decatur**

Township, Council District #21

I-2

Sabey Data Center Properties, LLC, by Mindy Westrick Brown

Modification of Commitments, related to 2020-CZN-834, to add and modify commitments associated with a proposed data center use, including details of a closed-loop air cooled system, commitment to pay all related costs associated with a proposed substation and energy infrastructure for said data center, develop the site in accordance with the site plan and building elevations, file dated December 29, 2025, to provide for building heights of 30 feet for East Building A and 50 feet for West Building B, to provide for sidewalks, outdoor amenities, loading docks, short-term truck parking, landscaping, connection to sewers for various addresses on Camby Road, and dedication of public streets.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a data center technology park (not permitted) and to provide for 200 parking spaces (minimum 708 parking spaces, or one parking space for each 1,500 square feet of floor area required).

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit structure height in excess of 50 feet but no more than 75 feet within the Airspace Secondary Overlay, due to parapets and roof structures for the housing of elevators, stairways, air conditioning apparatus, cooling towers, ventilating fans, skylights, or similar equipment to operate and maintain the structure (maximum of 50 feet structures permitted).

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit utility yards and outdoor operational areas exceeding 25 percent of the gross floor area of the principal buildings for Building A (maximum of 120 percent) and Building B (maximum of 160 percent), due to the operational and infrastructure requirements associated with the proposed data center use (25 percent of gross floor area permitted) and to allow utility yards and outdoor operational areas a minimum of 200 feet from a protected district (500 feet required).

**10. 2025-CPL-862 / 2025-CVR-862 | 10401 and 10435 East Washington Street (Amended)**

Warren Township, Council District #20

Washington Market Realty, LLC, % Sander Development Company, by Matt Yanda

Approval of a Subdivision Plat, to be known as Replat of Block A and Lot 2 of Washington Market Commercial Subdivision, dividing 10.809 acres into one lot and one block.

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a drive-through accessory use for a restaurant, within 600 feet of a proposed transit station (not permitted), and to provide for 31 parking spaces (maximum of 27 parking spaces permitted).

**PETITIONS FOR PUBLIC HEARING (New Petitions):**

**11. 2026-APP-002 | 1733 Central Avenue**

Center Township, Council District #13

PK-2

Paul Musielak

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

## 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.

Any decision of the Hearing Examiner may be **appealed** to the Metropolitan Development Commission (MDC), subject to deadlines prescribed by the MDC Rules of Procedure. Please contact the Current Planning staff, **317-327-5155**, or [planneroncall@indy.gov](mailto:planneroncall@indy.gov), within one to two days after the hearing, to determine the appropriate appeal process. Please see this link for the Appeal form: [REQUEST FOR APPEAL](#)

### HEARING EXAMINER

for

### METROPOLITAN DEVELOPMENT COMMISSION (MDC)

Contractual Zoning Professional	Approving Authority	Term
Judy Weerts Hall	MDC	01/01/2026 - 12/31/2026
David DiMarzio (Alternate)	MDC	01/01/2026 - 12/31/2026

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