



Metropolitan Development Commission Hearing (May 6, 2026) 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, May 06, 2026

Time: 1:00 PM

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

Business:

Adoption of Meeting Minutes: April 15, 2026

Special Requests

Policy Resolutions:

REAL ESTATE:

1. 2026-R-013

Authorizes the Department of Metropolitan Development to convey title or an option to purchase title of Property to transferee as approved by Vacant to Vibrant Review Committee for the purpose of providing development that will best serve the interest of the City.

ECONOMIC DEVELOPMENT / INCENTIVES:

2. 2026-A-012 (For Public Hearing)

Final Economic Revitalization Area Resolution for TAG Midwest Properties, LLC located at 8205, 8215 & 8345 Georgetown Road, 4635 West 84th Street, and 4925 West 86th Street, Council District #1, Pike Township. (Recommend approval of six (6) years real property tax abatement.)

3. 2026-A-013 (For Public Hearing)

Final Economic Revitalization Area Resolution for TC Heartland LLC dba Heartland Food Products Group located at 8205, 8215 & 8345 Georgetown Road, 4635 West 84th Street, and 4925 West 86th Street, Council District #1, Pike Township. (Recommend approval of six (6) years personal property tax abatement.)

4. 2026-E-002

Authorizes the Metropolitan Development Commission to reimburse the Department of Public Works for reasonable expenditures associated with improving the alley known as North Alley 3750 behind the United States Postal Office, located at 2830 North Sherman Drive, Indianapolis.

5. 2026-A-018

Preliminary Economic Revitalization Area Resolution for Zima International Inc., located at 6900 English Avenue, Council District #20, Warren Township. (Recommend approval of seven (7) years personal property tax abatement.)

PLANNING:

6. 2026-P-006

Authorizes the Department of Metropolitan Development to negotiate and execute an Agreement with Nelson/Nygaard Consulting Associates, Inc., for a term through December 31, 2027, for a contractual amount not to exceed \$350,780, to provide an inventory of available parking in various areas.

HISTORIC PRESERVATION:

7. 2026-HP-001 (For Public Hearing)

Adopts the "Circle Tower Historic Area Plan - 45" into the Comprehensive Plan for Indianapolis-Marion County. The Plan maps out two interior spaces that make up the historic area located at 55 Monument Circle and provides preservation guidelines and recommendations based on the historic, architectural, and cultural significance of the two interior spaces, which include the first-floor lobby and the second-floor 1930's historic barber shop.

Zoning Petitions:

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

8. 2026-APP-005 | 4600 Sunset Avenue

Washington Township, Council District #7
UQ-1
Butler University, by Brian J. Touhy

University Quarter One Approval to provide for a 16,000 square-foot ballroom that will connect to the existing Clowes Memorial Hall and the Schrott Center for the Arts.

9. 2026-APP-006 | 1702 & 1706 Ruckle Street and 516 East 17th Street

Center Township, Council District #13
PK-2
Holly Mate Holdings LLC, by Matthew Peyton

Park District-Two Approval to provide for a 5-unit townhome structure with attached garages accessed from the alley to the west.

10. 2025-ZON-110 (Amended) | 10302 East 38th Street

Lawrence Township, Council District #15
Desmonde Monroe, by Lindsey Wikstrom

Rezoning of 7.726 acres from the SU-1 (FF) district to the D-6 (FF) classification to provide for a multi-family residential development.

11. 2025-ZON-112 (Amended) | 641 Langsdale Avenue and 2110, 2058 Dr. Martin Luther King Jr. Street

Center Township, Council District #12
2058 Property Group LLC, by Joel Bruns

Rezoning of 12.6 acres from the C-7 and I-4 (W-1) districts to the I-2 (W-1) district to provide industrial uses.

12. 2026-ZON-003 | 951 South White River Parkway West Drive

Center Township, Council District #18
951 White River Parkway LLC, by Justin Kingen

Rezoning of 0.99-acre from the SU-2 (RC) district to the CS (RC) district to provide for a surface parking lot.

13. 2026-ZON-012 | 2946, 2950, 2954 McPherson Street

Center Township, Council District #8
Arcadia 1 Development LLC, by Jynell Berkshire

Rezoning of 0.37-acre from the D-5 district to the D-8 district for residential development.

14. **2026-ZON-013 | 2910 McPherson Street**
Center Township, Council District #8
Arcadia 1 Development LLC, by Jynell Berkshire

Rezoning of 0.13-acre from the D-5 district to the D-8 district to provide for residential development.

15. **2026-ZON-019 | 1714 West Minnesota Street**
Center Township, Council District #18
Habitat for Humanity of Greater Indianapolis Inc., by Chris Barnett

Rezoning of 0.104-acre from the C-1 district to the D-8 district to provide for residential uses.

PETITIONS OF NO APPEAL (RECOMMENDED FOR DENIAL):

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

16. MODIFICATION PETITION RECOMMENDED FOR DENIAL BY HEARING EXAMINER, APPEAL FILED BY PETITIONER:

2025-MOD-024 | 5601 and 5621 Madison Avenue and 1525 East Dudley Avenue

Perry Township, Council District #23 C-5 (TOD)
Jade Investments of Indy Inc.

Modification of Commitments Numbers #2 and #5 related to 2015-ZON-007, subject to the site plan, file-dated November 18, 2025, for landscaping and office location (previous commitments provided for Administrator's Approval for redevelopment or replacement of the residential structure, no other commercial use and removal of the mobile office within 24 months after final approval of the rezoning).

17. REZONING PETITIONS RECOMMENDED FOR DENIAL BY HEARING EXAMINER, APPEAL FILED PETITIONER:

2025-ZON-084 | 4001 South Keystone Avenue

Perry Township, Council District #19
Aman LLC, by Tyler Ochs

Rezoning of 1.075 acres from the C-4 district to the C-S district to provide for all C-3 uses and an automobile fueling station.

18. REZONING PETITION RECOMMENDED FOR DENIAL BY HEARING EXAMINER, APPEAL FILED BY PETITIONER:

2025-ZON-132 (Amended) | 5736 Madison Avenue

Perry Township, Council District #23
Jade Investments GMA, LLC

Rezoning of 1.21 acres from the D-1 (TOD) district to the C-1 (TOD) district to provide for a day care center and office / commercial uses.

19. COMPANION PETITIONS TRANSFERRED BY HEARING EXAMINER FOR INITIAL HEARING:

2026-CZN-808 / 2026-CVR-808 | 8450 Westfield Boulevard

Washington Township, Council District #2
C-3 (TOD) and SU-38 (TOD)
Black Panther Athletica, LLC, by Michael Rabinowitch

Rezoning of 6.16 acres from C-3 (TOD) and SU-38 (TOD) to SU-16 (TOD) to provide for an indoor and outdoor recreational facility, with accessory uses including daycare, a restaurant, and retail.

Variance of Development Standard of the Consolidated Zoning and Subdivision Ordinance to provide for development with a 6.5-foot north side transitional yard setback (minimum 20-foot side transitional yard

required), a five-foot rear yard setback (minimum 10-foot rear yard setback required), a zero-foot south side yard setback (minimum 10-foot side yard setback required), a building height of 64 feet along a transitional yard (maximum 18-foot height permitted), a front building line 94 feet from the property line and 51% of the lot width (range of 0-20 feet and 60% required), a single primary entry feature (3 required), 254 parking spaces (minimum 363 parking spaces required), a driveway with 32 feet in width (maximum 24-foot width), and front-yard parking with a 20-foot setback (25-foot setback required), and to provide for a pylon sign with an Electronic Variable Messaging Sign (EVMS) component (pylon sign within 600 feet of a protected district not permitted, EVMS not permitted).

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. Written objections to a proposal are encouraged to be filed via email at 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
John J. Dillon III (President)	Mayor	01/01/2026 – 12/31/2026
Megan Garver (Vice-President)	Mayor	01/01/2026 – 12/31/2026
Brian P. Murphy (Secretary)	Mayor	01/01/2026 – 12/31/2026
Bruce Schumacher (Acting Secretary)	Mayor	01/01/2026 – 12/31/2026
Brandon Herget	City-County Council	02/02/2026 – 02/02/2027
Brent Lyle	City-County Council	12/02/2025 – 12/02/2026
Daniel Moriarty	City-County Council	08/11/2025 – 08/11/2026
Brigid Robinson	Mayor	01/01/2026 – 12/31/2026
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).