



Metropolitan Development Commission (October 21, 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, October 21, 2026 **Time:** 1:00 PM

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

Business:

Adoption of Meeting Minutes: October 7, 2026

Special Requests

Policy Resolutions:

REAL ESTATE:

1. 2026-R-033

Authorizes the Department of Metropolitan Development to execute an as-needed, as-assigned contract with Ricks Legal Services LLC, for an overall not-to-exceed amount of \$30,000 for outside legal services, on an as-needed basis.

2. 2026-R-036

Authorizes the Department of Metropolitan Development to amend the Agreement with Raven Commercial Group LLC, to increase the total contractual not-to-exceed amount to \$585,000 in order to provide repairs of the south wall and roof of the Grand Hall of Union Station.

3. 2026-R-037

Authorizes the Department of Metropolitan Development to execute an amendment to the Agreement with Allied Logistical Services, Inc., to increase the total not-to-exceed amount by \$40,000 for an overall not-to-exceed amount of \$1,615,000 for property preservation services.

4. 2026-R-038

Authorizes the Department of Metropolitan Development to execute an agreement with Ray's Demolition LLC, for a total not-to-exceed amount of \$127,200 for the demolition of the properties.

5. 2026-R-039

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:

6. 2026-A-016 (For Public Hearing)

Final Economic Revitalization Area Resolution for Metrobloks, LLC, located at 2505 North Sherman Drive, Council District #8, Center Township. (IEDI recommends approval of ten (10) years real property tax abatement.)

****Request will be made for continuance to November 18, 2026**

7. 2026-A-017 (For Public Hearing)

Final Economic Revitalization Area Resolution for Metrobloks, LLC, located at 2505 North Sherman Drive, Council District #8, Center Township. (IEDI recommends approval of fifteen (15) years enhanced personal property tax abatement.)

****Request will be made for continuance to November 18, 2026**

8. 2026-A-048

Preliminary Economic Revitalization Area M22 Housing, LP, located at 2204 North Meridian Street, Council District #12, Center Township. (Recommend approval of ten (10) years real property tax abatement.)

PLANNING:

9. 2026-P-008 (For Public Hearing)

Amends a segment of the Comprehensive Plan of Marion County, Indiana. This amendment to the Marion County Land Use Plan is an update to integrate the twenty specific area plans, provide language and format updates for ease of use of the Pattern Book, and adjust existing land use typologies to meet current needs throughout Indianapolis Marion County.

HISTORIC PRESERVATION:

10. 2026-HP-002 (For Public Hearing)

Adopts the "The Former St. Francis de Sales Catholic Church Preservation Plan 46 – the Former St. Francis de Sales Catholic Church (HA-46 SF)" as part of the Comprehensive Plan for Indianapolis-Marion County. The Plan provides preservation guidelines and recommendations based on the historic, architectural, and cultural significance of the Former St. Francis de Sales Church.

Zoning Petitions:

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

11. 2026-APP-017 | 2345 West 86th Street

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.

****Request will be made continuance to November 18, 2026**

12. 2026-APP-018 | 2063 Ruckle Street

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.

13. 2026-ZON-072 | 7644 Big Bend Boulevard

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.

14. 2026-ZON-078 | 1131 Pleasant Street

Center Township, Council District #18

Loree Hildebrant 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.

15. 2026-CZN-846 | 5611 Michigan Road

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.

16. 2026-CZN-851 | 2202 North Sherman Drive and 3724 East 22nd Street

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.

17. 2026-CAP-852 | 524 East 16th Street

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.

18. 2026-ZON-056 | 1307 East 9th Street

Center Township, Council District #13

JCM Property Solutions, LLC, by Enrique Martinez

Rezoning of 0.14-acre from the I-3 district to the D-8 district to provide for residential uses.

19. 2026-ZON-082 | 1395 North Pennsylvania Street

Center Township, Council District #12

Enrique Martinez

Rezoning of 0.17-acre from the C-4 district to the D-8 district to provide to legally establish residential use.

20. 2026-ZON-089 | 5529 Bonna Avenue

Center Township, Council District #14

LHB Irvington, LLC, by David Gilman

Rezoning of 2.7 acres from the C-S district to the MU-2 district to provide for an artisan bakery and commercial uses.

21. 2026-REG-044 | 2955 North Meridian Street

Center Township, Council District #12

C-S (RC) (TOD)

Stock Yards Bank & Trust Co., by Megan Short

Regional Center Approval to provide for a one-story bank branch, with associated surface parking, landscaping, and pedestrian connections to Meridian Street and 29th Street.

PETITIONS OF NO APPEAL (RECOMMENDED FOR DENIAL):

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

22. REGIONAL CENTER PETITION RECOMMENDED FOR APPROVAL BY REGIONAL CENTER HEARING EXAMINER, APPEAL FILED BY REMONSTRATOR:

2026-REG-006 | 219 Koehne Street, 1437 – 1533 (odd) Saulcy Street, and 1422 – 1528 Astor Street

Center Township, Council District #18

D-8 (RC)

Brougher Developments, LLC, by Misha Rabinowitch

Regional Center Approval to provide for demolition of existing dwellings and accessory structures and for construction of a multi-family residential development, consisting of approximately 241 units, an integrated parking garage with 258 spaces, and resident amenities, including a community room, fitness area, computer center, a leasing office, a playground, dog park, and a grilling area.

23. REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2026-ZON-060 | 1305 Broad Ripple Avenue

Washington Township, Council District #7

Zinkan Enterprises, by Misha Rabinowitch

Rezoning of 1.54 acres from the D-5 district to the D-P district to provide for a mixed-use development consisting of 94 multi-family dwellings and approximately 9,000 square feet of neighborhood and service commercial uses.

****Staff request for continuance for cause to November 18, 2026**

24. COMPANION PETITIONS SCHEDULED FOR INITIAL HEARING:

2026-CZN-841 / 2026-CVR-841 | 5935 West 56th

Pike Township, Council District #5

Exponential Equity Group, Inc., by Misha Rabinowitch

Rezoning of 10.3 acres, from the SU-1 district to the D-P district to provide for a development consisting of 34 multi-family units and 10 townhomes, and existing religious uses.

(To Be Withdrawn) Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a total of 214 parking spaces (minimum 232 parking spaces required).

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
Vacant	Mayor	
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
Vacant	City-County Council	
Brigid Robinson	Mayor	01/01/2026 – 12/31/2026
Gregg West	City-County Council	06/01/2026 – 05/07/2027

This meeting can be viewed live at [indy.gov: Channel 16 Live Web Stream](https://indy.gov/Channel%2016%20Live%20Web%20Stream). 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://indy.gov/Watch%20Previously%20Recorded%20Programs).