



Metropolitan Development Commission (December 3, 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, December 03, 2025 **Time:** 1:00 PM

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

Business:

Adoption of Meeting Minutes: 11-19-2025 Minutes

Special Requests

Policy Resolutions:

REAL ESTATE:

1. 2025-R-052

Authorizes the Department of Metropolitan Development to dispose of real property through its Vacant to Vibrant land bank program.

BOND BANK:

2. 2025-BB-002

Authorizes the expenditure of unobligated funds on deposit in the respective Allocation Funds in the total estimated amount of \$38,759.50 but not to exceed \$39,000.00, to reimburse the Bond Bank for prior expenditures incurred by the Bond Bank, acting for and on behalf of the City, for certain costs and expenses described in Exhibit A (collectively, the "Prior Projects") that are related to local public improvements which are physically located in or physically connected to the respective Allocation Areas, pursuant to Section 26(b)(3)(G) of the Redevelopment Act.

Zoning Petitions:

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

3. 2025-APP-010 | 7331 West 34th Street

Wayne Township, Council District #11
PK-2
Antonio Palmero, by Brianna Cushman

Park District Two Approval to provide for a detached single-family dwelling.

4. 2025-APP-013 | 5425 Reed Road

Pike Township, Council District #5

PK-1

City of Indianapolis, Department of Parks and Recreation, by Henry Woodburn

Park District One Approval to provide for a concessions and comfort building.

5. 2025-APP-014 | 2010 West 86th Street

Washington Township, Council District #1

HD-2

2020 West 86th Street, LLC, by Katie Rarick

Hospital District Two Approval to provide for one freestanding sign and three building signs on existing buildings.

6. 2025-MOD-021 | 1010 East 86th Street, and 8685 and 8699 North Guilford Avenue

Washington Township, Council District #2

D-P

TM Crowley and Associates, LLC, by Joseph D. Calderon

Modification of Development Statement related to 2024-ZON-055 to provide for additional surface parking areas, commercial space, a reduction of residential units and elimination of a parking garage (previous development statement limited surface parking to 20 spaces, commercial space was limited to the proposed mixed-use building, proposed up to 473 dwelling units, and provided for a 686-space parking garage).

7. 2025-ZON-097 | 2705 and 2715 North Post Road

Warren Township, Council District #15

Marco A. Garcia

Rezoning of 0.99-acre from the D-4 and C-3 districts to the SU-1 district for religious uses.

8. 2025-ZON-102 (Amended) | 2802 Merchants Drive and 2802 Lafayette Road

Wayne Township, Council District #11

Timberland Home Center, by David Gilman

Rezoning of 13.05 acres from the C-4 (FF) (FW) district to the C-7 (FF) (FW) district to provide for heavy commercial uses.

9. 2025-ZON-111 | 11207 East Washington Street

Warren Township, Council District #20

Indianapolis Public Transportation Corporation d/b/a IndyGo, by Brian J. Tuohy

Rezoning of 1.433 acres from the D-5 (TOD) district to the SU-9 (TOD) district to provide for supportive uses for a proposed IndyGo transit center.

10. 2025-ZON-115 | 700 West 16th Street and 1302 Fall Creek Parkway East Drive

Center Township, Council District #12

City of Indianapolis Department of Parks & Recreation, by Henry Woodburn

Rezoning of 62.05 acres from the D-8, PK-1, CBD-S and C-4 (FW) (FF) (W-1) (W-5) (RC) Districts, to the PK-1 (FW) (FF) and (W-1) (W-5) (RC) classifications to provide for public park uses.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

11. COMPANION PETITIONS RECOMMENDED FOR DENIAL BY HEARING EXAMINER, APPEAL FILED BY PETITIONER:

2025-CPL-825 | 2025-CVR-825 (Amended) | 7140 and 7142 East Washington Street

Warren Township, Council District #14

C-4 (TOD)

Fieldstone Financial, LLC, by Joseph D. Calderon

Approval of a Subdivision Plat to be known as Wawa Shortridge Primary Plat, subdividing 9.4 acres into three lots.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an automobile fueling station, with a parking area behind the front building line encompassing 88.1 percent of the lot width (maximum 40 percent lot width for parking permitted behind front building line), with deficient first-floor transparency (40 percent 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	01/01/2025 – 12/31/2025
Megan Garver (Vice-President)	Mayor	01/01/2025 – 12/31/2025
Brian P. Murphy (Secretary)	Mayor	01/01/2025 – 12/31/2025
Bruce Schumacher (Acting Secretary)	Mayor	01/01/2025 – 12/31/2025
Brandon Herget	City-County Council	02/03/2025 – 02/03/2026
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	01/01/2025 – 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).