



## Metropolitan Development Commission Hearing (February 18, 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, February 18, 2026      **Time:** 1:00 PM

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

### Business:

Adoption of Meeting Minutes: February 4, 2026

### Special Requests

### Policy Resolutions:

#### REAL ESTATE:

##### 1. 2026-R-006

Authorizes the Department of Metropolitan Development to convey property interests to IndyGo to facilitate construction of the Blue Line Bus Rapid Transit system to best serve the interests of the community.

##### 2. 2026-R-007

Authorizes the Department of Metropolitan Development to expend \$9,460 for necessary structural assessments at the Former Indiana Women's Prison property.

##### 3. 2026-R-008

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.

#### COMMUNITY INVESTMENTS:

##### 4. 2026-C-002

Authorizes the Department of Metropolitan Development to enter into an agreement with Horizon House, Inc. to develop a 16 unit Permanent Supportive Housing (PSH) development for chronically homeless households in an amount not to exceed \$1,326,121 from the Indianapolis Housing Trust Fund.

### Zoning Petitions:

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

##### 5. 2025-APP-020 | 7979 North Shadeland Avenue

Lawrence Township, Council District #3

Hospital District Two Approval to provide for a sign package to include two canopy signs and four incidental signs.

**6. 2025-ZON-094 | 2505 South Arlington Avenue**

Warren Township, Council District #20  
Sky Real Estate, Inc., by David Gilman

Rezoning of 8.264 acres from the C-3 district to the I-1 district to provide for restricted industrial uses.

**7. 2025-ZON-112 (Amended) | 641 Lansdale 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.

**8. 2025-ZON-137 | 2447 West 14th Street**

Center Township, Council District #12  
Centro de Avivamiento Casa de Dios y Luz Para las Naciones, Inc., by Justin Kingen and Kate Mennega

Rezoning of 2.39 acres from the SU-1 district to the SU-2 district to provide for educational uses.

**9. 2025-ZON-138 | 7125 Fall Creek Road**

Lawrence Township, Council District #3  
Central Indiana Council, Boy Scouts of America, by Timothy Ochs and Jennifer Milliken

Rezoning of 11.93-acres from the SU-7 (FF) district to the C-S (FF) classification to provide Business, art, or other post-secondary proprietary school, Community Center, Museum, Library or Art Gallery, Medical or Dental Offices, Centers or Clinics, Medical or Dental Laboratory, Financial and Insurance Services, Hair and Body Care Salon or Service, Indoor Recreation & Entertainment, Food Preparation, Banquet Facility or Event Center, Office: Business, Professional or Government, and Information Technology R&D with any accessory use associated with the C-1 District and those associated with a permitted use.

**10. 2025-ZON-140 | 1802 Cornell Avenue**

Center Township, Council District #13  
Rachel Loveman and Lyle Fettig, by Adam Tyler Murphy

Rezoning of 0.19-acre from the I-3 district to the D-8 district to provide for residential uses.

**11. 2025-ZON-142 | 2063 Yandes Street**

Center Township, Council District #13  
RD Construction & Holding LLC, by John Cross

Rezoning of 0.31-acre from the I-3 district to the D-8 district to provide for residential uses.

**12. 2025-CAP-854 | 6340 Intech Commons Drive**

Pike Township, Council District #6  
C-S  
ASIntech Park Partners, LLC, by Timothy E. Ochs and Jennifer Milliken

Modification of Commitments related to petition 98-Z-233 to modify Commitment 20 to provide for no more than two free-standing fast food or drive-through restaurants within 'Area "F", within three hundred forty-five feet (345 feet) of the existing centerline of 71st Street, and the west line of the outlot (in an east-west direction) upon which it is located shall not be closer than two hundred feet (200 feet) to the east right-of-way of Intech Boulevard (current commitment limits the number of free-standing fast food or drive-through restaurants to one within 'Area "F", within three hundred forty-five feet (345 feet) of the existing centerline of 71st Street, and the west line of the outlot (in an east-west direction) upon which it is located shall not be closer than four hundred feet (400 feet) to the east right-of way of Intech Boulevard.

**13. 2025-CZN-858 | 2111 Columbia Avenue**

Center Township, Council District #13  
Clarence Lyles, IV, by Matthew Lyles

Rezoning of 0.13-acre from the I-3 district to the D-8 district to provide for a four-unit small apartment.

## Petitions for Public Hearing

### PETITIONS FOR PUBLIC HEARING:

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

##### **2025-ZON-126 | 3441 West Washington Street**

Wayne Township, Council District #17

Jesus Ivan Ibarra Tamayo

Rezoning of 0.76-acre from the I-3 (FF) (TOD) district to the C-5 (FF) (TOD) district to provide for general commercial uses.

#### 15. COMPANION PETITIONS RECOMMENDED FOR DENIAL AND DENIED, RESPECTIVELY, BY HEARING EXAMINER, APPEAL FILED BY PETITIONER:

##### **2025-ZON-092 / 2025-VAR-011 | 2502 Lambert Street AKA 2501 West Morris Street**

Wayne Township, Council District #17

D-7 (FF) and C-7 (FF)

WRR Renwald Real Estate, LLC, by Benjamin A. Spandau and Thomas R. Steele

Rezoning of 4.79 acres from the D-5 (FF) and C-7 (FF) districts to the I-3 (FF) district to provide for a commercial parking lot.

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial parking lot for commercial truck and trailer parking.

#### 16. COMPANION PETITIONS TRANSFERRED BY HEARING EXAMINER FOR INITIAL HEARING:

##### **2026-CZN-801 / 2026-CVR-801 | 3919 Moller Road**

Pike Township, Council District #5

MU-1 / C-4

Hodges Commons Limited Partnership, Alex Keller

Rezoning of 2.9 acres from the MU-1 and C-4 districts to the D-10 district to provide for apartment uses with an accessory daycare.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 98-unit apartment building and accessory daycare building with a floor area ratio of 0.862 (maximum 0.8 permitted), a livability space ratio of 0.43 (minimum 0.66 required), and a deficient Green factor score, per plans filed.

#### 17. REZONING PETITION SCHEDULED FOR INITIAL HEARING:

##### **2025-ZON-135 | 223 Lynn Street**

Center Township, Council District #18

Goodwill of Southern Indiana, Inc., by Joseph D. Calderon

Rezoning of 1.76 acres from the SU-7 district to the D-P district to provide for a mixed-use development, with commercial offices, a school, a community center, and multi-family dwellings.

## 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**

<b>Commissioner</b>	<b>Appointing Authority</b>	<b>Term</b>
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](http://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](http://indy.gov: Watch Previously Recorded Programs).