



Metropolitan Development Commission Hearing Examiner (March 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, March 26, 2026

Time: 1:00 PM

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

Business:

Special Requests

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.

****Petitioner has withdrawn the Petition**

PETITIONS REQUESTING TO BE CONTINUED:

1. 2026-MOD-001 | 7536 South Emerson Avenue

Perry Township, Council District #24
D-P
HSL Emerson, LLC, by Joseph D. Calderon

Modification of the site plan and Development Statement related to 2023-ZON-050 to remove age restriction of head of household (head of household being at least 55 years of age); allow multi-family units within five buildings (multi-family units limited to a single building); remove all references to Lot A; provide for a clubhouse and pool as a permitted accessory use; reduce accessory use setback along southern property line to 10 feet (accessory use setback along southern property line required 20 feet); provide for no less than 200 parking spaces (no less than 130 parking spaces allowed); provide for required bicycle parking spaces; and amend site plan in accordance with the amended Development Statement.

****Automatic Continuance to April 23, 2026, filed by a Registered Neighborhood Organization**

2. 2026-MOD-002 | 7305 Kentucky Avenue and 8728, 8732, 8736, and 8740 Tolson Drive

Decatur Township, Council District #21
C-S
Oberlin Development, LLC and Taylor Morrison of Indiana, LLC, by Brian J. Tuohy

Modification of the C-S Statement and site plan related to 2022-ZON-112, to allow for single-family detached lots (previous C-S Statement and site plan provided for single-family lots and paired patio lots).

****Automatic Continuance to April 23, 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 April 23, 2026, filed by a Registered Neighborhood Organization**

4. **2026-CVR-803 / 2026-CVC-803 | 1437 – 1533 (odd) Saulcy Street, 1422 – 1528 (even) Astor Street, and 219 Koehne Street kb**
Center Township, Council District #18
D-8 (RC)
Union Holdings III, LLC, by Michael Rabinowitch

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a Large Apartment (not permitted), a building height of 50 feet (maximum 35 feet permitted), a floor area ratio of 1.88 (maximum 0.80 floor area ratio permitted) and a minimum livability space ratio of 0.07 (minimum 0.75 required).

Vacation of the first east-west alley south of Saulcy Street, ranging from eight feet and 12 feet in width, from the east right-of-way line of Koehne Street, being the southeast corner of Lot 51 of Minkner's Wilmoth Place Section 3, as recorded in Plat Book 12, Page 157 in the Office of the Recorder of Marion County, Indiana, 680 feet to the east, to the west right-of-way line of White River Parkway, West Drive,

Vacation of the first north-south alley west of White River Parkway, West Drive, being eight feet wide, from the south right-of-way line of Saulcy Street, 86 feet to the south, to the north right-of-way line of the first east-west alley South of Saulcy Street,

Vacation of the second north-south alley west of White River Parkway, West Drive, being 14 feet wide, 220 feet south, to the north right-of-way line of Astor Street, all with a waiver of the assessment of benefits.

****Automatic Continuance to April 23, 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).

****Staff and Petitioner request for continuance for cause to April 23, 2026**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

6. **2026-APP-003 | 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.

7. **2026-APP-004 | 3502 North White River Parkway, West Drive**
Center Township, Council District #12
PK-1 (FW)
City of Indianapolis Department of Parks and Recreation, by Benjamin Jackson

Park District One Approval to provide for an outdoor plaza with seating area, ADA ramp, and canoe launch.

8. 2026-ZON-014 | 10020 East 30th Street

Warren Township, Council District #15
Autozone Development, LLC, by Joseph D. Calderon

Rezoning of 1.25 acres from the C-3 district to the C4 district to provide for automobile, motorcycle and light vehicle service or repair.

9. 2026-ZON-017 | 1622 Harlan Street

Center Township, Council District #19
Brittany Lewis, by David Dearing

Rezoning of 0.14 acres from the C-5 district to the D-5 district to provide for residential uses.

10. 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).

11. 2026-CVR-807 / 2026-CPL-807 | 5511 Sunset Lane

Washington Township, Council District #7
D-S (FF)
Carrington Homes, Inc., by Kenny Mitchell

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for proposed Lot 1 with 50 feet of lot width and 50 feet of lot frontage (minimum 150 feet of lot width required, and minimum 75 feet of lot frontage required) and proposed for Lot 2 with zero-foot lot width and zero-foot street frontage (minimum 150-foot lot width required, and minimum 75-foot street frontage required).

Approval of a Subdivision Plat, to be known as Sunset Woods, dividing 8.9 acres into two lots.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

PETITIONS FOR PUBLIC HEARING (New Petitions):

12. 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.

13. 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.

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.

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, 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](#).