



Metropolitan Development Commission (November 19, 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, November 19, 2025 **Time:** 1:00 PM

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

Business:

Adoption of Meeting Minutes: November 5, 2025

Special Requests

Annual TIF Presentation

Policy Resolutions:

REAL ESTATE:

1. 2025-R-051

Authorizes the Department of Metropolitan Development to utilize citywide contract #17763 with Nu-Tec Roofing for roof repair services at the Former Indiana Women's Prison.

ECONOMIC DEVELOPMENT / INCENTIVES:

2. 2025-A-036 (For Public Hearing)

Authorizes an amendment to the 2023 Real Property Tax Abatement approved by Resolution 2023-A-041 at 1011 East 22nd Street, 22 Monon Multifamily Partners, LLC, formerly known as DJBCG Monon 22, LLC, Council District #13, Center Township.

3. 2025-E-031

Authorizes funding of \$1,500,000 pursuant to I.C. 36-7-13 for affordable housing in the Lafayette Square Community Revitalization Enhancement District (CRED) to the International Marketplace Coalition for the purpose of the Hodges Commons development by Woda Cooper Companies, located at 3815 Moller Road in Pike Township.

4. 2025-E-036

Authorizes the Department of Metropolitan Development to negotiate and execute an Agreement with the J S HELD LLC to provide funding for technical and project management services in a contractual not-to-exceed amount of \$90,000 through December 31, 2027.

COMMUNITY INVESTMENTS:

5. 2025-C-007

Authorizes the Department of Metropolitan Development to contract for environmental services on an as-needed basis with a group of qualified contractors identified pursuant to a Request for Qualifications.

6. 2025-C-008

Authorizes the Department of Metropolitan Development to negotiate and execute an Agreement with the Circle Area Community Development Corporation to act as a fiscal agent for the Homeowner Repair Program in a not-to-exceed amount of \$1,600,000 through December 31, 2027.

7. 2025-C-009

Authorizes the Department of Metropolitan Development to negotiate and execute an agreement with the Circle Area Community Development Corporation to provide bridge housing at the St. George Bridge Housing facility for people who are experiencing homelessness and/or suffering from Substance Abuse Disorder in an amount not to exceed \$807,521 through December 31, 2026.

8. 2025-C-010

Authorizes the Department of Metropolitan Development to amend the agreement with The Damien Center to increase the total contractual not-to-exceed amount to \$1,483,536 to provide services and leasing for people who are experiencing homelessness and/or suffering from Substance Abuse Disorder for the 2026 Master Leasing program year.

Zoning Petitions:

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

9. 2025-ZON-074 | 8221 and 8351 South Mitthoefer Road, 10100, 10550, and 10600 Maze Road

Franklin Township, Council District #25

Christopher D. Reed, Kimberly K. Reed, Paul L. Walton, Cheryl H. Walton, Maze Family Farm, LLC, John Levinsohn, Alan Retherford and Shirley Retherford, by Tony Bagato

Rezoning of 273.127 acres from the D-A (FF) (FW) and I-3 (FF) (FW) districts to the D-4 (FF) (FW) district to provide for a single-family residential development.

10. 2025-ZON-091 | 6154 Michigan Road

Washington Township, Council District #2

Lan Thi Thanh Pham and Tung Ba Huynh

Rezoning of 0.6-acre from the D-2 district to the C-1 district to provide for commercial office uses.

11. 2025-ZON-107 | 7560 East 71st Street

Lawrence Township, Council District #3

Apostolic Christian Church of Indianapolis, Inc., by John Lichte

Rezoning of 0.682-acre from the D-A district to the SU-1 classification to provide for religious uses.

12. 2025-ZON-109 | 8631 and 8701 Lepart Court, 6350, 6359, 6360, 6408 and 6416 Shamel Drive, 8620, 8621, 8631, 8632, 8643, 8644, 8719, and 8720 Mariesi Drive, 8723 – 8909 Bergeson Drive, 6202 Bergeson Drive, and 6652 Residence Drive

Pike Township, Council District #1

Jeffrey M. Bellamy

Rezoning of 28.8 acres from the D-6II district to the D-4 district to provide to legally establish the existing detached single-family dwellings.

13. 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.

14. 2025-CZN-832 | 1140 East 46th Street, 4644, 4646, 4648, 4710, and 4716 Carvel Avenue

Washington Township, Council District #7

D-5 (W-1), D-P (W-1), and I-3 (W-1)

Arrow Street Development, LLC, by Joseph D. Calderon

Rezoning of 3.65 acres, from the D-5 (W-1), D-P (W-1), and I-3 (W-1) districts to the MU-2 (W-1) district to provide for a mixed-use development consisting of multi-family dwellings, commercial uses, a parking garage, and resident amenities.

15. 2025-REG-010 (Amended) | 1501, 1505, and 1507 West New York Street

Center Township, Council District 18

D-8 (RC)

Adam DeHart

Regional Center Approval to provide for construction of two structures, consisting of two attached, single-family dwellings in each structure.

16. 2025-REG-048 | 21 Virginia Avenue, and 122 and 130 East Maryland Street

Center Township, Council District #18

CBD-1 (RC) (TOD)

Virginia Street Capital, LLC, by Brian C. Schubert, AIA, NCARB

Regional Center Approval to provide for demolition of the existing building and construction of a mixed-use development, including a parking garage, commercial uses and residential uses.

17. 2025-REG-069 | 1200 Indiana Avenue

Center Township, Council District #12

CBD-S (RC) (FF)

Leslie Wolfe and Alex Kurrelmeier, by Kate Warpool

Regional Center Approval to provide for a proposed two-story, approximately 20,000-square-foot biotechnology and biomanufacturing research and development building.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

18. APPROVAL PETITION TRANSFERRED FROM HEARING EXAMINER FOR INITIAL HEARING:

2025-APP-003 (Amended) | 620 East 21st Street

Center Township, Council District #13

PK-2

DeQuan Branch, by Jorge Gonzales

Park District-Two Approval to provide for a 2½ -story single-family dwelling with an attached garage.

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

2025-ZON-077 | 6501 Mann Road

Decatur Township, Council District #21

Kittle Property Group, by Joseph D. Calderon

Rezoning of 26.83 acres from the SU-1 (FF) (FW) and D-A (FF) (FW) district to the D-7 (FF) (FW) district to provide for a multi-family residential development.

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

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

Warren Township, Council District #14

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 16 pump islands/service areas (eight permitted), with portions of a surface parking area in front of the front building line, with a parking area having a minimum 15-foot setback from Washington Street with parking area behind the front building line encompassing 88.1 percent of the lot width (surface parking areas required behind the front building line, 25 feet required, maximum 40 percent lot width for parking permitted behind front building line), with a front building line encompassing 37.1 percent of the lot width (60 percent required) and 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	12/02/2024 – 12/02/2025
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 – 05/05/2026

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).