



# Metropolitan Development Commission Hearing (January 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, January 21, 2026      **Time:** 1:00 PM

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

## Business:

**Adoption of Meeting Minutes:** January 7, 2026

### **Special Requests**

## Policy Resolutions:

### REAL ESTATE:

#### 1. 2026-R-001

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

### ECONOMIC DEVELOPMENT / INCENTIVES:

#### 2. 2026-A-002

Preliminary Economic Revitalization Area Resolution for TMC Winterton I LLC, located at 1010 East 86th Street and 8685 & 8699 Guilford Avenue, Council District #2, Washington Township. (Recommend approval of ten (10) years real property tax abatement.)

#### 3. 2026-A-003 (For Public Hearing)

Resolution authorizing a hearing regarding termination of the Real Property Tax Abatement associated with Economic Revitalization Area Resolution 2019-A-052, 2019, for TWG Development Inc. and Northwood Partner LP, located at 9025 Compton Street, Council District #2, Washington Township.

### COMMUNITY INVESTMENTS:

#### 4. 2026-C-001

Authorizes the Department of Metropolitan Development to negotiate and execute an Agreement with Club 720 Development Corporation to establish a clear, data-driven understanding of housing needs, market conditions and development feasibility in a not to exceed amount of \$250,000 with a term through December of 2026.

## Zoning Petitions:

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

**5. 2025-APP-019 | 8936 Southpointe Drive**

Perry Township, Council District #23

HD-2

ForMotion Clinic, by Ed Williams

Hospital District Two Approval to provide for a proposed wall sign along the south elevation for a medical clinic.

**6. 2025-ZON-131 | 1255 Roosevelt Avenue**

Center Township, Council District #13

1255 Roosevelt Partners, LLC, by Tyler Ochs

Rezoning of 3.66 acres from the I-4 (FF) district to the C-S (FF) district to provide for indoor recreational uses including a pickleball facility, a bar/tavern, and all I-4 uses.

**7. 2025-CZN-844 (Amended) | 127 East 34th Street**

Center Township, Council District #8

Hoosier Outreach, Inc., by Craig McCormick

Rezoning of 0.11-acre from the C-1 (TOD) district to the D-8 (TOD) district to provide for a small apartment consisting of four units.

**8. 2025-CZN-852 | 2522 North Butler Avenue and 5200 East 25th Street**

Warren Township, Council District #9

D-4 and I-2

Eastside Coverage I70, LLC, by Joseph D. Calderon

Rezoning of 1.61 acres from the D-4 district to the I-2 district to provide for light industrial uses.

**9. 2025-CZN-853 | 5023, 5047, and 5101 Madison Avenue, 1257 and 1265 East Thompson Road**

Perry Township, Council District #23

Indiana Members Credit Union, by Michael Rabinowitch

Rezoning of 0.22-acre from the C-1 (TOD) district to the C-5 (TOD) district to provide for an expansion of an existing used vehicle sales lot.

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

**10. 2025-ZON-100 | 1231 West Troy Avenue**

Perry Township, Council District #22

Jaak Properties, LLC, by David Gilman

Rezoning of 1.125 acres from the D-4 (FF) and C-5 (FF) districts to the I-2 (FF) district to provide for light industrial uses.

**\*\*Petitioner has withdrawn the Petition**

## Petitions for Public Hearing

### PETITIONS FOR PUBLIC HEARING:

**11. 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.

**12. COMPANION PETITIONS TRANSFERRED BY THE HEARING EXAMINER FOR INITIAL HEARING:**

**2025-ZON-108 (Amended) / 2025-VAR-008 | 1360 East 30th Street**

Center Township, Council District #8

Monon Development Group, LLC, by Christopher White

Rezoning of 0.98-acre from the I-2 district to the C-S district to provide for a mixed-use development consisting of commercial retail hotel, entertainment and recreational amenities.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to eliminate the development standards of the C-S district and to provide for development generally consistent with the plans filed.

**13. REZONNG PETITION SCHEDULED FOR INITIAL HEARING:**

**2025-ZON-127 | 6051 North Rural Street and 6101 North Keystone Avenue**

Washington Township, Council Districts #3 and #7

Kite Realty, by Joseph D. Calderon

Rezoning of 8.5 acres from the D-3 and C-4 districts to the D-P district, to provide for live-work units, townhomes, and multi-family dwellings, with a total of 247 units.

**14. REZONING PETITION SCHEDULED FOR INITIAL HEARING:**

**2025-ZON-130 | 1033, 1037, 1041, 1045, 1049, and 1053 Harlan Street**

Center Township, Council District #18

Harbours at Harlan, LLC, by Michael Rabinowitch

Rezoning of 1.05 acres from the D-5 district to the D-P district to provide for a townhome development, consisting of 15 dwelling units.

**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**

Commissioner	Appointing Authority	Term
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	02/03/2025 – 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	01/01/2026 – 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](#). The recording of this meeting will also be archived (along with recordings of other City/County entities) at [indy.gov: Watch Previously Recorded Programs](#).