



Metropolitan Development Commission Hearing (May 20, 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, May 20, 2026

Time: 1:00 PM

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

Business:

Adoption of Meeting Minutes: May 6, 2026

Special Requests

Policy Resolutions:

REAL ESTATE:

1. 2026-R-015

Authorizes the Department of Metropolitan Development to convey title or an option to purchase title of Property to the transferee, as approved by the Vacant to Vibrant Review Committee, for the purpose of providing development that will best serve the interest of the City.

ECONOMIC DEVELOPMENT / INCENTIVES:

2. 2026-A-019 (Public Hearing)

Authorizes an amendment to the 2023 Real Property Tax Abatement approved by Resolution 2023-A-026 at Alfa Laval U.S. Group Services Real Estate LLC, 5820 Meritage Parkway, Council District #25, Franklin Township.

PLANNING:

3. 2026-P-004

Establishes and approves a budget of \$275,000 for the Groundwater Protection Fund and authorizes the Department of Metropolitan Development to administer the Fund for the purposes of developing and operating education and voluntary business registration programs through the Marion County Wellfield Education Corporation (MCWEC), and administering the Wellfield Protection Secondary Zoning Districts.

4. 2026-P-005

Authorizes the Department of Metropolitan Development to assess the public water supply systems of Marion County \$275,000 for the purpose of funding the Groundwater Protection Fund for 2026.

5. 2026-P-007

Authorizes the Department of Metropolitan Development to execute an amendment to the contract (#20991) with MultiStudio, Inc. to finalize the Indianapolis-Marion County Zoning and Subdivision Control Ordinance (the "Indy

ReZone”) in regard to equitable development in an overall not-to-exceed amount of \$145,000, with the term through December 2026.

Zoning Petitions:

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

6. 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).

7. 2026-ZON-020 | 3520 Robson Street

Center Township, Council District #13

Freddy Licona and Doris Serrano, by Josh Smith

Rezoning of 0.078-acre from the I-4 district to the D-5 district to provide for residential uses.

8. 2026-ZON-021 | 2065 Yandes Street

Center Township, Council District #13

RD Construction & Holding, LLC, by John Cross

Rezoning of 0.129-acre from the I-3 district to the D-8 district to provide for residential development.

9. 2026-ZON-026 | 3565 South Keystone Avenue

Perry Township, Council District #22

Farnsworth Metal Recycling, LLC, by Joseph Csikos

Rezoning of 2.70-acre from the SU-1 district to the C-4 district to provide for community-regional commercial uses.

10. 2026-ZON-028 | 6555 Carrollton Avenue

Washington Township, Council District #7

Cuyahoga Company, LLC, by Thomas Perkins

Rezoning of 0.39-acre from the D-4 (FF) (TOD) district to the MU-2 (FF) (TOD) district.

11. 2026-ZON-031 | 1750 West Morris Street

Center Township, Council District #18

ANLU Property Investment, LLP, by Josh Smith

Rezoning of 0.13 acre from the C-4 district to the D-5 district to provide for a two-family dwelling.

12. 2026-REG-029 | 1140 Dr. Martin Luther King, Jr. Street

Center Township, Council District 12

SU-2 (RC)

Indianapolis Public Schools, by Russell McClure

Regional Center Approval to provide for a proposed multi-purpose building for health and wellness, including a gymnasium, and for two bleacher structures to accommodate up to 2,000 persons at an outdoor recreational facility, plus an outdoor educational and public amenity space.

PETITIONS OF NO APPEAL (RECOMMENDED FOR DENIAL):

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

13. PROPOSAL TO AMEND THE ZONING AND SUBDIVISION CONTROL ORDINANCE OF INDIANAPOLIS-MARION COUNTY, INDIANA:

2026-AO-001

A proposal for a General Ordinance to amend Chapter 740-202 (Definitions) and 742-109 (Special Use Districts), pertaining to data center development, of the Consolidated Zoning and Subdivision Control Ordinance for Indianapolis-Marion County.

****Staff request for continuance for cause to June 3, 2026**

14. COMPANION PETITIONS APPROVED BY THE HEARING EXAMINER, APPEAL FILED BY REMONSTRATOR:

2026-CVR-803 / 2026-CVC-803 (Amended) | 1437 – 1533 (odd) Saulcy Street, 1422 – 1528 (even) Astor Street, and 219 Koehne Street

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.

15. COMPANION PETITIONS TRANSFERRED FROM HEARING EXAMINER FOR INITIAL HEARING:

2026-CZN-814 / 2026-CVR-814 | 1438 East Washington Street

Center Township, Council District #13

Damien Center, Inc., by Joseph D. Calderon

Rezoning of 0.389-acre from the MU-1 (TOD) and MU-2 (TOD) districts to the D-9 (TOD) district for a Medium Apartment development.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for 10 parking spaces (minimum 21 parking spaces 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.

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	02/02/2026 – 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](https://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://indy.gov/WatchPreviouslyRecordedPrograms).