



Metropolitan Development Commission Hearing Examiner (June 11, 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, June 11, 2026

Time: 1:00 PM

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

Business:

Special Requests

PETITIONS REQUESTING TO BE CONTINUED:

1. 2026-ZON-039 | 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.

****Automatic Continuance to July 9, 2026, filed by Registered Neighborhood Organization**

2. 2026-ZON-041 | 3553 Shelby Street

Perry Township, Council District #23
Cameron & Caden Shake, by Mark & Kim Crouch

Rezoning of 0.48-acres from the C-3 (TOD) district to the D-10 (TOD) district to provide for multifamily housing.

****Petitioner request for continuance for cause to August 13, 2026, with Notice as needed**

3. 2026-CPL-812 / 2026-CVR-812 | 4800 North Raceway Road

Pike Township, Council District #5
D-S

Estate of Lois E. Williams, by John Moore

Approval of a Subdivision Plat, dividing 2.4 acres into three partial lots to be known as Williams Minor Plat, a three-lot subdivision, with the remainder of each lot being in Hendricks County.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for three lots, with reduced lot width (minimum 150-foot required), with reduced street frontage (minimum 75 feet required), reduced lot size (minimum one acre required), to provide for an accessory structure as the primary use on one lot (not permitted) and a five-foot rear setback (minimum 25-foot setback required).

****Automatic Continuance to July 9, 2026, filed by Registered Neighborhood Organization**

4. 2026-CZN-813 (Amended) / 2026-CVR-813 | 1127 South East Street

Center Township, Council District #18
Josh Smith

Rezoning of 0.12-acre from the C-5 district to the D-8 district to provide for a multi-unit dwelling, consisting of two units.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a multi-unit dwelling, consisting of two units, with encroachment within the clear-sight triangle of Morris Street and East Street (not permitted) and no maximum front setback (19.9 feet maximum permitted).

****Staff continuance for cause to June 25, 2026, with Notice**

5. 2026-CVC-819 | 5849 Crittenden Avenue | Assessment of Benefits

Washington Township, Council District #7

Roman Catholic Archdiocese of Indianapolis Properties, Inc., as Trustee, Bishop Chatard High School, Inc., by Brian J. Tuohy

Vacation of a portion of East Northgate Street, being 50 feet wide, from the east right-of-way line of Crittenden Avenue (also being the northwest corner of Lot 100 of Northdale, an addition to the City of Indianapolis), 279 feet to a point (also being the northeast corner of Lot 30 in said subdivision).

****Staff request for continuance for cause to July 9, 2026 for AOB hearing**

6. 2026-CZN-821 / 2026-CVR-821 | 3404, 3432, 3434, 3438 and 3444 North Illinois Street

Center Township, Council District #8

D-10 (TOD)

Redline Holdings XII, LLC, by Justin Kingen

Rezoning of 1.12 acres from the D-10 (TOD) districts to the MU-2 (TOD) district to provide for a mixed-use development, including approximately 99 dwelling units and 2,507 square feet of commercial space.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a Large Mixed-Use development (not permitted), with a 10-foot front yard setback (25-foot front setback required); with a zero-foot rear yard setback (minimum 10 feet required); with a perimeter yard from zero to 10 feet in width (minimum of 20 feet required); with one primary entry feature (minimum of one primary entry feature for every fifty feet required); to provide for excessive wall plane or blank wall façade (blank wall limited to fifty linear feet and 600 square feet of façade); with a FAR of 2.77 (maximum 0.80 FAR permitted); with a LSR of 0.078 (0.66 required); with 47 on-street and off-street parking spaces provided (minimum 82 parking spaces required), and with reduced first-story transparency (minimum 60% transparency required) and reduced upper story transparency (minimum 20% transparency required); and with eight street trees along North Illinois Street (11 street trees required).

****Automatic Continuance to July 9, 2026, filed by Registered Neighborhood Organization**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

7. 2026-ZON-027 | 1611 East 18th Street

Center Township, Council District #8

Diamonds Xellent Investments LLC (Diego Gomez), by Jorge Oscar Gonzales Vasquez

Rezoning of 0.12-acre from the C-3 district to the D-8 district to provide for residential development.

8. 2026-ZON-029 / 2026-VAR-007 | 1003 West 30th Street

Center Township, Council District #12

Skyline General Contracting Corp, by Jorge Gonzales

Rezoning of 0.09-acre from the C-3 district to the D-5 district to provide for residential use.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a residence with a front building line of 25 feet (range of 10 to 19.9 feet required).

9. 2026-ZON-030 | 3505 South Harding Street

Perry Township, Council District #22

Jose de Jesus Padilla Zavala, by Jorge Oscar Gonzales

Rezoning of 0.24-acre from the D-4 (FF) district to the C-3 (FF) district to provide for a multi-tenant retail building.

10. 2026-ZON-038 | 1830 Shelby Street

Center Township, Council District #18

Abiodun Babalola (Truworth Realty LLC), by Leyla Paz

Rezoning of 0.15-acre from the MU-1 (TOD) district to the D-5 district to provide for the construction of a duplex.

11. 2026-ZON-040 | 2422 & 2430 Prospect Street

Center Township, Council District #18

Terra Resources, LLC, by Antonio Amaryllis aka Jonathan Padilla

Rezoning of 0.23 acres (total across two noncontiguous lots) from the I-3 district to the D-5 district to provide for residential uses.

12. 2026-CZN-823 / 2026-CVR-823 | 4240 Bluff Road

Perry Township, Council District #22

Otis James & Tonya Haimes, by David Gilman

Rezoning of 1.14 acres from the SU-7 district to the D-1 district to provide for residential uses.

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for a two-unit residential structure in addition to a detached garage with secondary dwelling unit (not permitted).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

13. 2025-ZON-114 (Second Amended) / 2026-VAR-002 | 4005 East Southport Road

Perry Township, Council District #24

Southport Road Development LLC, by David Gilman

Rezoning of 3.67 acres from the D-P (FF) (FW) district to the C-S (FF) (FW) district to provide for all C-4 uses, except adult entertainment, and to permit commercial or building contractors, artisan manufacturing (e-commerce), and warehouse, wholesale, and distribution.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial structure with zero feet of street frontage (minimum 50 feet of street frontage required), and for a zero-foot front setback (minimum ten-foot front setback required).

14. 2026-ZON-035 | 7323 South Mooresville Road

Decatur Township, Council District #21

Redwood Apartment Neighborhoods, by Clark Quinn Law

Rezoning of 21.66 acres from the D-A (FW) (FF) district to the D-6 (FW) (FF) district to provide for residential uses.

15. 2025-CZN-865 (Amended) / 2025-CVR-865 (Amended) | 405, 409, and 411 South Shortridge Road

Warren Township, Council District #20

SRMK Realty, LLC, by Justin Kingen

Rezoning of 8.48 acres from C-S to C-S to provide for all 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 125-foot front yard setback (maximum front yard setback of 85 feet permitted); off-street parking area within the front yard with a zero-foot setback (not permitted, 10-foot front setback required); side yard setbacks from four and eight feet (10-foot side yard required); a ten-foot-tall chain link fence within the side and rear yards and a six-foot tall chain link fence in the front yard (maximum six-foot-tall fence permitted within the side and rear yards

and maximum 3.5-foot-tall fence permitted in the front yard); and deficient landscaping in the rear transitional yard buffer (15-foot transitional yard landscape buffer required).

16. 2026-CVR-805 / 2026-CPL-805 | 4200 South East Street

Perry Township, Council District #23

C-4

Southern Plaza SC, LLC, by Brian J. Tuohy

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for one and one-half drive-through stacking spaces in the front yard along a public right-of-way that exceeds 30 feet in width (not permitted), and without a hard-surfaced walkway from the building's main front entrance to the public right-of-way (hard-surfaced walkway required).

Approval of a Subdivision Plat, to be known as Southern Plaza, dividing 26.84 acres into two lots.

17. 2026-CVR-810 / 2026-CPL-810 | 6801 Stanley Road

Decatur Township, Council District #21

D-3

Claudia and Garcia Aboyetes & Jose M. Chicas, by David Gilman

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for two primary dwellings on two lots with the provision of a septic system for each dwelling (connection to public or semipublic sanitary sewer facilities required), and to both legally establish a detached accessory structure with a 5.3-foot north side yard setback (minimum 6-foot side yard required) and temporarily allow for a residential lot improved with solely an accessory structure (not permitted).

Approval of a Subdivision Plat to be known as Replat of Lot 42 in Quilin Acres Subdivision, subdividing 2.01 acres into two lots.

18. 2026-CVR-815 / 2026-CPL-815 | 305 Fintail Drive

Warren Township, Council District #20

I-3

DCB Indianapolis, LLC, by Mindy Westrick Brown

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for construction of a data center (not permitted), consisting of up to three buildings, up to a total of 420,000 square feet, with no less than 100 parking spaces (minimum 420 parking spaces required).

Approval of a Subdivision Plat to be known as Replat of Block A of Thunderbird Commerce Center, subdividing 32.406 acres into two lots.

PETITIONS FOR PUBLIC HEARING (New Petitions):

19. 2026-CPL-822 / 2026-CVR-822 | 3731 Wellington Avenue

Warren Township, Council District #9

D-5

Word of God Christian Tabernacle Church, Inc, by Chris Hinkle

(Amended) Approval of a Subdivision Plat to be known as Bella Rosa Estates, dividing 2.773 acres into 13 single-family detached lots.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for nine lots with less than 40-foot lot width (minimum 40-foot lot width 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.

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
Vacant		

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](#).