



Metropolitan Development Commission Hearing Examiner (December 11, 2025) Meeting Agenda

Meeting Details

Notice is hereby given that the Hearing Examiner of the Metropolitan Development Commission will hold public hearings on:

Date: Thursday, December 11, 2025 **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. 2025-ZON-110 | 10302 East 38th Street

Lawrence Township, Council District #15
Desmonde Monroe, by Lindsey Wikstrom

Rezoning of 7.726 acres from the SU-1 (FF) district to the D-7 (FF) classification to provide for a multi-family residential development.

****Petitioner request for continuance for cause to January 15, 2026**

2. 2025-ZON-112 | 641 Langsdale Avenue and 2110, 2058 Dr. Martin Luther King Jr. Street

Center Township, Council District #12
2058 Property Group LLC, by Joel Bruns

Rezoning of 12.6 acres from the C-7 and I-4 (W-1) districts to the C-S (W-1) districts to provide for C-7 and I-4 uses.

****Staff request for continuance for cause to January 15, 2026**

3. 2025-ZON-116 (Amended) / 2025-VAR-009 | 7701 Walnut Drive

Pike Township, Council District #1
ATC Watertown LLC, by Kate Duncan

Rezoning of 7.01 acres from the SU-35 district to the C-S district to provide for a data center. Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a front setback of 140 feet (maximum 85 feet required).

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a front setback of 140 feet (maximum 85 feet required).

****Automatic continuance to January 15, 2026, filed by a Registered Neighborhood Organization**

4. 2025-ZON-124 / 2025-VAR-012 | 2505 North Sherman Drive

Center Township, Council District #8
Metrobloks, LLC, by Tyler Ochs

Rezoning of 13.68 acres from the I-2 district to the C-S district, to provide for a data center, business, professional or government offices, and all uses in the I-2 zoning classification.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 70-foot-tall building height (maximum 38-foot building height permitted), no maximum front yard setback (maximum 65-foot front setback permitted), and to provide for 60 parking spaces (minimum one parking space for each 1,500 square feet of floor area required).

****Automatic continuance to January 15, 2026, filed by a Registered Neighborhood Organization**

5. 2025-ZON-125 | 9700 East Thompson Road

Franklin Township, Council District #25

Forestar (USA) Real Estate Group, Inc., by Brian J. Tuohy

Rezoning of 39.85 acres from the D-A (FF) district to the D-4 (FF) district to provide for a single-family residential development.

****Automatic continuance to January 15, 2026, by a Registered Neighborhood Organization**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

6. 2025-APP-017 | 8075 North Shadeland Avenue

Lawrence Township, Council District #3

HD-1

Community Health Network and Community Health Network Foundation, Inc., by Timothy H. Button

Hospital District One Approval to provide for two building additions, including a 10,587-square-foot emergency department expansion, and a 19,004-square-foot expansion of the existing lab, surgery, imaging, and pharmacy portion of the hospital.

7. 2025-MOD-022 | 5110 East 82nd Street

Washington Township, Council District #3

C-S (FF)

Garrett Acquisitions, LLC, by Joseph D. Calderon

Modification of Commitments and Site Plan related to rezoning petition 2023-CZN-816, to modify commitment #3, to provide for the development to comply with the site plan, file-dated October 31, 2025 (previous commitment required compliance with the site plan, file-dated March 23, 2023).

8. 2025-ZON-120 / 2025-VAR-013 | 2901 East 10th Street and 959 North Oxford Street

Center Township, Council District #13

Evan Marshall, by Lucas Brown

Rezoning of 0.16-acre from the C-3 district to the MU-2 district.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for five parking spaces (minimum 32 parking spaces required), to provide for two 8-foot by 16-foot, or 128-square-foot parking spaces (minimum 9-foot by 18-foot, or 180 square feet required), to provide for one ADA parking space at 8-foot by 16-foot, or 128-square-foot (minimum 8-foot by 20-foot required), to provide for an 18'11" aisle width (20-foot aisle width required for small vehicles) and to provide for a three-foot south side transitional yard setback (minimum 15-foot transitional yard setback required).

9. 2025-CZN-844 (Amended) / 2025-CVR-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.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a small apartment with zero-foot east side yard and rear yard setbacks for a surface parking area (minimum five-foot side yard and 10-foot rear yard setbacks required).

10. 2025-CVR-848 / 2025-CPL-848 | 3001-3065 Sardonyx Street (odd) and 3022 and 3028 Sardonyx Street

Pike Township, Council District #1

D-5

Apex Realty Group, by David A. Retherford

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for:

- a. Construction of not more than 20% of dwelling units, depending on the home model, at three stories in height (maximum 2.5 stories in height permitted),
- b. Minimum lot size ranging from 4,995 square feet to 4,999 square feet (minimum lot size of 5,000 square feet required),
- c. Side yard setback of four feet for Lots 7 – 8 in Block P and lots 13-22 in Block Q (minimum side yard setback of five feet required),
- d. Corner side yard setbacks of five feet for all corner lots (minimum corner side yard setback of eight feet required),
- e. Construction of some dwelling units, depending on the home model, with front-loaded garages of up to 67% of the front façade (maximum 30% of the front façade, if within 12 feet of the front building line, or 45% of the front façade if behind 12 feet of the front building line permitted),
- f. 60% landscaped living material in the front yard (minimum 65% landscaped living material in the front yard required),
- g. Minimum main floor area of 550 square feet of livable space on the main floor of a dwelling over one story in height (minimum 660 square feet of livable space on the main floor of a dwelling over one story in height required).

Approval of a Subdivision Plat, to be known as Augusta Heights, Phase 2A, dividing 1.68 acres into 14 lots.

11. 2025-CPL-851 / 2025-CVR-851 | 3500 Sutherland Avenue

Center Township, Council District #8

D-9 (FF) (TOD)

Sullivan Development, LLC, by Travis Vencel

Approval of a subdivision plat, to be known as Monon 35, dividing 27.2 acres into 3 lots, with a waiver to provide for access to the site without direct frontage to a public street.

Variance of Use and Development Standard of the Consolidated Zoning and Subdivision Ordinance to provide for:

- a. 54-unit and 60-unit apartment buildings (not permitted - unit range of 13 to 50 units per building permitted),
- b. floor area ratio of 0.75 (maximum 0.5 permitted),
- c. living space ratio of 0.64 (minimum LSR of 0.75 permitted),
- d. 200 surface parking spaces (maximum of 150 spaces, or 0.75 spaces per unit permitted),
- e. a five-foot front setback along a railroad right-of-way (minimum 50-foot setback required), and,
- f. to provide for 25-foot-wide stream protection corridor from a category one stream (minimum 60-foot-wide stream protection corridor width required).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

12. 2025-ZON-062 (Amended) / 2025-VAR-007 | 5709 Five Points Road and 7340 East Edgewood Avenue

Franklin Township, Council District #25

Grand Communities, LLC, by Brian J. Tuohy

Rezoning of 64.64 acres from the D-A (FF) district to the D-4 (FF) district to provide for residential development.

Variance of Development Standards of the of the Consolidated Zoning and Subdivision Ordinance to provide for reduced lot width of 68 feet and lot area of 8,500 square feet for duplexes (90-foot lot width and 10,000-square foot lot area required), 56% reduced open space (65% required), and to provide for three monument signs (maximum of two monument signs for each residential community permitted).

13. 2025-CZN-845 / 2025-CVR-845 | 1032 and 1040 South East Street

Center Township, Council District #18

1032 1040 LLC, by David and Justin Kingen

C-5

Rezoning of 0.34 acres from the C-5 district to the D-8 classification to provide for residential development.

Variance of Use and Development Standards of Consolidate Zoning and Subdivision Ordinance to provide for the construction of three townhomes containing a total of nine units across two lots (one primary building permitted per lot, each townhome unit required to be on its own platted lot), with each unit providing less than 100 square feet of main floor area (minimum 660-square-feet of main floor area required) with

- a) one three-unit townhome structure providing a three-foot corner side yard setback from I-70, a 60-foot front yard setback from East Street, a 10-foot rear yard setback and no front entry feature (eight-foot corner side setback, 15-foot rear setback, front entry required, maximum 19.9-foot front yard setback permitted);
- b) one two-unit building providing a three-foot corner side yard setback; and
- c) one four unit building with a 35-foot front yard setback from East Street.

PETITIONS FOR PUBLIC HEARING (New Petitions):

14. 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.

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	01/01/2025-12/31/2025
David DiMarzio (Alternate)	MDC	01/01/2025-12/31/2025

This meeting can be viewed live at <https://www.indy.gov/activity/channel-16-live-web-stream>. The recording of this meeting will also be archived (along with recordings of other City/County entities) at <https://www.indy.gov/activity/watch-previously-recorded-programs>.