



Metropolitan Development Commission Hearing Examiner (June 25, 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 25, 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-018 / 2026-VAR-004 | 5510 Millersville Road

Washington Township, Council District #3
R. Michael Thomas, by Ted Nolting

Rezoning of 2.75-acres from the D-3 and C-4 districts to the C-3 district to provide for a veterinary hospital.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for an outdoor animal run/exercise area located 88 feet from a protected district (100-foot separation required).

****City-County Councilor request for continuance for cause to August 13, 2026**

2. 2026-ZON-043 | 7030 East 33rd Street

Center Township, Council District #9
Damion Wiggins

Rezoning of 1.19 acres from the MU-1 district to the C-5 district for a used automobile sales business.

****Automatic Continuance to July 23, 2026, filed by Registered Neighborhood Organization. Staff request for additional continuance for cause to August 13, 2026.**

3. 2026-ZON-045 | 2003 North College Avenue

Center Township, Council District #13
Maigida Investment LLC, by David Gilman

Rezoning of 0.11-acre from the D-8 district to the MU-2 district to provide for a small mixed-use development.

****Automatic Continuance to July 23, 2026, filed by Registered Neighborhood Organization. Staff request for additional continuance for cause to August 13, 2026.**

4. 2026-CZN-829 / 2026-CVR-829 | 5430 West 86th Street

Pike Township, Council District #1
RaceTrac Petroleum, Inc., by Jasvir Singh

Rezoning of 3.05 acres from the C-4 district to the C-7 district to provide for high-intensity commercial uses.

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for commercial truck parking.

****Automatic Continuance to July 23, 2026, filed by Registered Neighborhood Organization. Staff request for additional continuance for cause to August 13, 2026.**

5. 2026-CZN-831 / 2026-CVR-831 | 1144 South Belmont Avenue

Center Township, Council District #18
Alex Kercheval, by Ryan M. Spahr

Rezoning of 0.25-acre from the D-5 district to the C-3 district to provide for commercial uses.

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a recording studio (not permitted), without required transitional side and rear yard setbacks (minimum 10-foot side and rear transitional yard setbacks required).

****Staff and Petitioner request for continuance for cause to August 13, 2026**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

6. 2026-APP-011 / 2026-VAR-008 | 5001 East Raymond Street

Center Township, Council District #19
SU-9 (FW) (FF)
City of Indianapolis, by Kevin Montgomery

Special Use District Nine Approval to provide for a six-foot-tall fence within the front yard of Emerson Avenue, per plans filed.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for the placement of chain-link fence both within a front-yard area and within side yards without vinyl coating (not permitted).

7. 2026-MOD-004 | 8133 East 96th Street

Lawrence Township, Council District #4
C-4
French Associates LLC, by Ashley Wallis

Modification of Commitments related to 95-Z-55 (#1995-0116318), to modify Commitment #2, to permit development that is consistent and generally in conformance with the submitted site plan, file-dated August 2, 2025 (current commitment limits development to site plan file dated August 22, 1995).

8. 2026-ZON-016 / 2026-VAR-005 (Amended) | 3030 Southeastern Avenue

Center Township, Council District #18
JO & CE Real Estate LLC, by Dylan Seesman

Rezoning of 0.34-acre from D-5 (FF) district to MU-2 (FF) district for an existing building to be renovated for commercial retail uses and up to six dwelling units on the second floor.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a zero-foot front transitional yard from English Avenue (12-foot front transitional yard required), a zero-foot west transitional side yard (15-foot side transitional yard required), with 15 on-site parking spaces (19 on-site spaces required).

9. 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.

10. 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), a side setback of 3 feet (5 feet required), and a corner side setback of 5 feet (8 feet required).

11. 2026-ZON-030 (Amended) | 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-1 (FF) district to provide for a multi-tenant building.

12. 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.

13. 2026-ZON-046 | 3216 East 25th Street

Center Township, Council District #8

Felipe M. Mata, by RG Development, LLC (Josh Smith)

Rezoning of 0.379-acre from the C-3 district to the D-5 district to allow for residential uses.

14. 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).

15. 2026-CZN-827 / 2026-CPL-827 | 2015 Wagner Lane and 3669 Van Buren Street Center

Township, Council District #19

Habitat for Humanity for Greater Indianapolis, Inc., by Leslie Steinert

Rezoning of 2.27 acres from D-6II district to D-5 district for residential development.

Approval of a Subdivision Plat to be known as Wagner Lane Estates, Section 2, subdividing 2.27 acres into nine lots.

16. 2026-CZN-828 / 2026-CVR-828 | 1170 Kentucky Avenue

Center Township, Council District #18

KM23 Property, LLC, by Justin Kingen

Rezoning of 1.569 acres, from the C-1 (FF) district to the C-4 district to provide for commercial uses.

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial and building contractor.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

17. 2026-CZN-816 / 2026-CVR-816 | 4511 Allisonville Road

Washington Township, Council District #8

Broad Ripple Construction, LLC, by Joseph D. Calderon

Rezoning of 0.21-acre from MU-1 (FF) (W-1) district to C-S (FF) (W-1) district to provide for a contractor's office, offices, light manufacturing, artisan manufacturing, research and development, consumer services and repair of consumer goods, vocational, technical, or industrial school, medical or dental offices, hair and body salon, financial and insurance offices, and a day care.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a reduction of the transparency requirement of the front façade between three feet and eight feet of the wall

surface, within 50 feet of a primary entrance (minimum 40% transparency required), and to provide for a six-foot-tall fence within the front yard (maximum height of 3.5 feet permitted).

18. 2026-CZN-820 / 2026-CVR-820 | 4710, 4716, 4724, 4738, 4742 and 4910 Bluff Road

Perry Township, Council District #22
Alt Construction, LLC, by Brian J. Tuohy

Rezoning of 27.26 acres from the D-A (FF) district to the I-2 (FF) district to provide for light industrial uses, including warehousing, wholesaling and distribution.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a loading area between the front lot line along Bluff Road and the front line of the building (not permitted), and to provide for 39 parking spaces (minimum of 260 spaces required).

PETITIONS FOR PUBLIC HEARING (New Petitions):

19. 2026-CAP-824 / 2026-CVR-824 | 4107 East Washington Street

Center Township, Council District #13
SU-7 (TOD)
Shepherd Community, Inc., by Mindy Westrick Brown

Modification of Commitments related to 2005-ZON-123, to provide for modifying Commitment 4 of Attachment 'C', to permit construction of a community center expansion, with the site plan filed with this petition (development of the site required to be generally compliant with the site plan, file-dated August 9, 2005), and to provide for terminating Commitment 10 of Attachment 'C' requiring existing freestanding sign and sign pole removal within 60 days of the issuance of an Improvement Location Permit.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a proposed community center expansion without meeting the Mixed-Use and Commercial Design Standards, including private frontage type design standards, frontage design standards, building placement and form standards, building scale and design standards, and block and lot open space standards.

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](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).