



# Metropolitan Development Commission Hearing Examiner (May 14, 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, May 14, 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. 2025-ZON-123 | 8500 West 10th Street**

Wayne Township, Council District #16  
NDZA, by Justin Kingen and David Kingen

Rezoning of 5.96 acres from the C-1 (FW) (FF) district to the D-7 (FW) (FF) district to provide for residential development.

**\*\*Staff request for continuance for cause to June 11, 2026**

**2. 2026-ZON-016 / 2026-VAR-005 | 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) to MU-2 (FF), 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 18 parking spaces, including one accessible parking space and one compact parking space (minimum 19 spaces required), with vehicle maneuvering of three parking spaces within the right-of-way of Southeastern Avenue (not permitted).

**\*\*Staff request for continuance for cause to May 28, 2026**

**3. 2026-ZON-024 | 5 West Epler Avenue**

Perry Township, Council District #22  
Leedom & Terrell, LLC, by Jacob Bowman

Rezoning of 0.68 acres from the D-A district to the C-5 district to provide contractor uses.

**\*\*Petitioner has withdrawn the Petition**

**4. 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.

**\*\*Automatic Continuance to June 11, 2026, filed by a Registered Neighborhood Organization**

**5. 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.

**\*\*Automatic Continuance to June 11, 2026, filed by a Registered Neighborhood Organization**

**6. 2026-CVC-803 (2nd 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

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.

**\*\*Staff request for continuance for cause**

**7. 2026-CPL-805 / 2026-CVR-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.

**\*\*Automatic Continuance to June 11, 2026, filed by a Registered Neighborhood Organization**

**8. 2026-CPL-806 / 2026-CVR-806 | 2366 North College Avenue**

Center Township, Council District #8  
D-8  
Atlas Group, LLC, by John Cross

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a five-unit single-family attached development, consisting of three units with a main floor area of 326 square feet and two units with a main floor area of 341 square feet (minimum main floor area of 660 square feet required).

Approval of a Subdivision Plat to be known as 24th and College Townhomes, dividing 0.19-acre into five lots.

**\*\*Petitioner request for continuance for cause to June 11, 2026**

**9. 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.

**\*\*Multi-party request for continuance for cause to June 11, 2026**

**10. 2026-CZN-813 / 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-5 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 request for continuance for cause to June 11, 2026, with Notice**

**11. 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.

**\*\*Automatic Continuance to June 11, 2026, filed by Registered Neighborhood Organization.**

**Petitions for Public Hearing**

**PETITIONS TO BE EXPEDITED:**

**12. 2026-ZON-006 | 701 Shelby Street**

Center Township, Council District #18  
Patrick Burtch, by Brian Burtch

Rezoning of 0.143-acre from the C-5 district to the D-5 district to provide for residential uses.

**13. 2026-ZON-007 | 2107 Columbia Avenue**

Center Township, Council District #13  
City of Indianapolis, Department of Metropolitan Development, by Antonio Monserrat

Rezoning of 0.119-acre from the I-3 district to the D-8 district to provide for residential development.

**14. 2026-ZON-032 | 6640 Hickory Road (aka 9345 Indian Creek Road South)**

Franklin Township, Council District #25  
Charles J. & Judith Ann Williams, by David Retherford

Rezoning of 5.56 acres from the D-P district to the D-A district to provide for a single-family detached dwelling.

**PETITIONS FOR PUBLIC HEARING (Continued Petitions):**

**15. 2026-APP-007 | 7307 West 38th Street**

Pike Township, Council District #5  
PK-2  
Barry Foster, by Justin Taylor

Park District Two Approval to provide for a 35.574 square-foot front entry pylon sign.

**16. 2025-ZON-114 (Second Amended) / 2026-VAR-002 | 4005 East Southport Road**

Perry Township, Council District #24  
Southport Road Development LLC, by David Gilman

(Second Amended) 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.

A 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).

**17. 2025-CZN-865 (Amended) / 2025-CVR-865 | 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 140-foot front yard setback (maximum front yard setback of 85 feet permitted), off-street parking areas within the front yard (not permitted), and a ten-foot-tall chain link fence within the side and rear yards (maximum six-foot-tall fence permitted within the side and rear yards).

**PETITIONS FOR PUBLIC HEARING (New Petitions):**

**18. 2026-ZON-034 | 5400 South Meridian Street**

Perry Township, Council District #22  
Lucila Noveron Toledo

Rezoning of 0.26-acre from the C-3 district to the C-4 district to provide for commercial uses.

**19. 2025-CZN-812 / 2025-CPL-812 / 2025-CVC-812 | 1349 East 54th Street**

Washington Township, Council District #7  
Indianapolis Public Schools, by Russell McClure

Rezoning of 2.9 acres from the SU-2 (W-5) district to the SU-16 (W-5) district to provide for indoor and outdoor recreational and entertainment uses.

Approval of a Subdivision Plat, to be known as Haverford Subdivision, dividing 8.7 acres into two lots.

Vacation of a portion of Haverford Avenue, being 25 feet to 47.71 feet in width, beginning at the south right-of-way line of 54th Street, south 629.99 feet to a point, with a waiver of the assessment of benefits.

**20. 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) to C-S (FF) (W-1) 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 facade 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).

**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.

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](mailto: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)**

<b>Contractual Zoning Professional</b>	<b>Approving Authority</b>	<b>Term</b>
Judy Weerts Hall	MDC	01/01/2026 - 12/31/2026
David DiMarzio (Alternate)	MDC	01/01/2026 - 12/31/2026

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](#).