



Metropolitan Development Commission Hearing Examiner (July 9, 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, July 09, 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-MOD-003 | 8600 Combs Road**
Franklin Township, Council District #25
I-3
Punjab Property Inc., by Patrick Rooney

Modification of Commitments related to petition 2005-ZON-160 to include Commitment Number 1, to allow for truck or heavy vehicles sales, rental, or repair (commitment allowed only manufacture, assembly of repair of machinery and machinery components in the I-3-S district); Commitment Number 2 to allow for truck or heavy vehicles sales, rental, or repair (commitment allowed only construction companies, contractors, and home remodeling companies in the I-2-S district); Commitment Number 5 to provide for one building subject to the plans and elevations dated February 10, 2026, (required certain exterior materials on mini-warehouse buildings); Commitment Number 6 to protect and preserve existing trees outside of the construction limits and install landscaping subject to the landscaping plan dated February 10, 2026, (commitment provided for landscaping and exterior building materials related to mini-warehouse development); Commitment Number 11 to provide for parking/storage of trucks and trailers subject to the site plan dated February 10, 2026, (identified location of outdoor storage and eliminated outdoor storage of commercial vehicles, semi-truck and trailers); Commitment Number 19 to provide for one building subject to the site plan dated February 10, 2026, (commitment limited building height to 35 feet and not to exceed total of 15,000 square feet); Commitment Number 26 would provide for a perimeter fence and landscaping subject to the site plan dated February 10, 2026, (commitment identified location and materials of fencing); and Commitment Number 17 would be terminated and deleted (commitment limited semi-truck traffic to an average of a total of not more than two trips to and from the site per week).

****Petitioner and Staff request for continuance for cause**

- 2. 2025-ZON-123 | 8500 West 10th Street**
Wayne Township, Council District #16
RSJ Holdings, LLC by NDZA, Inc.

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

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

3. 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.

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

4. 2026-ZON-049 | 5051 East 16th Street

Center Township, Council District #13
Kahlon Holdings LLC, by Joseph Csikos

Rezoning of 0.8-acre from the C-3 district to the C-4 district to provide for commercial uses.

****Automatic Continuance to August 13, 2026, filed by Registered Neighborhood Organization**

5. 2026-ZON-051 | 4150 North High School Road

Pike Township, Council District #5
Nica Auto & Fleet Repair, LLC, by David Dearing

Rezoning of 1.9 acres from the C-4 district to the C-7 district to provide for used car sales and heavy vehicle repair.

****Automatic Continuance to August 13, 2026, filed by Registered Neighborhood Organization**

6. 2026-ZON-052 / 2026-APP-013 | 8700 West 30th Street

Wayne Township, Council District #11
Metropolitan School District of Wayne Township, by Benjamin Jackson

Rezoning of 28.53 acres from the SU-2 district to the PK-1 district for playground and sport court facilities with accessory parking.

Park District-One Approval to provide for the construction of a comfort shelter and for repaving and restriping of existing parking and sport court areas.

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

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

7. 2026-APP-010 | 136 West 14th Street, 120 West 15th Street, 144 West 16th Street, 1701 & 1801 Senate Boulevard, 2055 North Senate Avenue, 2055 North Capitol Avenue

Center Township, Council District #12
HD-1 (TOD) (W5) & HD-2 (TOD) (W5) (RC)
Indiana University Health, Inc, by Faegre Drinker Biddle & Reath LLP

Hospital District 1 and Hospital District 2 Approval to provide for a sign program for the IU Health Hospital Campus.

8. 2026-APP-012 | 7431 West 34th Street

Wayne Township, Council District #11
PK-2
Luis Gonzalez Nunez, by Brianna Cushman

Park District Two Approval to provide for an addition to an existing single-family detached dwelling and a detached garage.

9. 2026-MOD-005 | 7445 Kentucky Avenue

Decatur Township, Council District #21
C-S
Mann Properties, LLC, by Dustin Stevenson (GPD Group, Inc.)

Modification of the C-S Statement related to 2022-ZON-112, item A. Commercial Area, 2. Site Development to allow for 130 parking spaces (development standards of C-3 district shall be required with a maximum of 78 parking spaces permitted).

10. 2026-ZON-047 | 448 North Kealing Avenue

Center Township, Council District #13
Willie Whiteside Jr., by Roger Upchurch

Rezoning of 0.1-acre from the C-1 district to the D-5 district to provide for a single-family dwelling.

11. 2026-ZON-053 | 230 West Morris Street

Center Township, Council District #18
Bana Properties, LLC, by Goitom Beyen

Rezoning of 0.33-acre from the C-1 district to the D-7 district to provide for residential development.

12. 2026-ZON-054 | 2506 Prospect Street

Center Township, Council District #18
Susan Mitchell, by Antonio Amayllis

Rezoning of 0.10-acre from the I-3 district to the D-5 district to provide for residential uses.

13. 2026-ZON-058 | 2950 and 2954 McPherson Street

Center Township, Council District #8
Arcadia 1 Development, LLC, by Jynell Berkshire

Rezoning of 0.25-acre from the D-5 district to the D-8 district for residential development.

14. 2026-CZN-816 / 2026-CVR-816 | 4511 Allisonville Road

Washington Township, Council District #8
MU-1 (FF)
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 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).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

15. 2026-CVC-819 | 5849 Crittenden Avenue (Assessment of Benefits Hearing)

Washington Township, Council District #7
SU-2 (Pending)
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).

16. 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).

17. 2026-CZN-821 (Withdrawn) / 2026-CVR-821 | 3404, 3432, 3434, 3438 and 3444 North Illinois Street

Center Township, Council District #8

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).

****Petitioner has withdrawn 2026-CZN-821; 2026-CVR-821 remains on agenda**

18. 2026-CPL-822 / 2026-CVR-822 (Amended) | 3731 Wellington Avenue

Warren Township, Council District #9

D-5

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

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 four lots with less than 40-foot lot width (minimum 40-foot lot width required).

PETITIONS FOR PUBLIC HEARING (New Petitions):

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](#).