



Metropolitan Development Commission (September 3, 2025) Meeting Notice

Meeting Details

Notice is hereby given that the Metropolitan Development Commission of Indianapolis-Marion County, IN, will hold public hearings on:

Date: Wednesday, September 03, 2025 **Time:** 1:00 PM

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

Business:

Adoption of Meeting Minutes: August 20, 2025

Special Requests

Policy Resolutions:

REAL ESTATE:

1. 2025-R-033

Authorizes MDC to accept 43 Real Properties from the Marion County Commissioners for a total cost not to exceed Thirty-three Thousand and 00/100 Dollars (\$33,000.00).

2. 2025-R-034

Metropolitan Development Commission authorizes DMD to dispose of property as presented to and approved by the Vacant to Vibrant Review Committee.

ECONOMIC DEVELOPMENT / INCENTIVES:

3. 2025-A-028 (For Public Hearing)

Final Economic Revitalization Area Resolution for Thunderbird CC Land Partners LLC, located at 6900 English Avenue, Council District #20, Warren Township. (Recommend approval of up to ten (10) years real property tax abatement.)

Zoning Petitions:

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

4. 2025-APP-008 | 5510 Carvel Avenue

Washington Township, Council District #7

PK-1 and D-4

City of Indianapolis, Department of Parks and Recreation, by Ben Jackson

Park District One Approval to provide for a new playground, walkways, volleyball court, bike racks, and seating areas.

5. 2025-MOD-015 | 2326 Southport Commons Drive

Perry Township, Council District #22

D-P

McDonalds' USA, LLC, by Timothy Ochs and Jennifer Milliken

Modification of the Development Statement related to petition 2024-ZON-014 to provide for vehicle entry point signs and five incidental signs to be installed as indicated on the site plan, file-dated July 3, 2025 (minimum two-foot setback from a street for vehicle entry point signs and a maximum of 3.2 incidental signs permitted).

PETITIONS OF NO APPEAL (RECOMMENDED FOR DENIAL):

6. 2025-MOD-012 | 8809 South Meridian Street

Perry Township, Council District #23

C-1

Financial Center First Credit Union, by James J. Ammeen, Jr.

Modification of the Commitments related to petition 88-Z-214 to modify Commitments #3, #4 and #5 to allow for development of a proposed financial services office building, with low-level lighting of parking areas, an illuminated monument sign, and with a drive-through for teller and ATM services, (previous commitments required use of the existing structure, prohibited external lighting to reflect onto adjacent residences to the north, south, or east, and only permitted a non-illuminated incidental sign, with a maximum size of 16 square feet.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

7. REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2025-ZON-046 | 10010 and 10440 Pentecost Road

Franklin Township, Council District #25

Pulte Group, by Brian J. Tuohy

Rezoning of 96.6 acres from the D-A district to the D-P district to provide for a single-family detached residential development, consisting of 225 lots.

Additional Business:

8. ADOPTION OF NEGATIVE FINDINGS OF FACT - Petition 2025-CVR-828 (2nd Amended) - Denied by MDC on August 20, 2025:

2025-CVR-828 (2nd Amended) | 1927, 1946, and 1950 East 32nd Street, and 3219 Orchard Avenue

Center Township, Council District #8

D-5 and SU-1

Universal Church of Truth and First Born, Inc., by Justin Kingen and David Kingen

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide to provide for the construction of a medium apartment building & community center (at 1927 East 32nd Street), within a SU-1 district (not permitted); to allow for a mixed-use, multi-family housing project, community center and religious use (church) to have 38 off-street parking spaces (77 off-street parking spaces required); provide for the construction of five duplexes (floor over floor) with a floor area of 500 square feet (minimum floor area of 660 square feet required); to provide for the construction of duplexes at 1946 East 32nd Street and 3219 Orchard Avenue with a reduced open space (60% open space required for duplexes).

****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.**

METROPOLITAN DEVELOPMENT COMMISSION (MDC)**MEMBER ROSTER**

Commissioner	Appointing Authority	Term
John J. Dillon III (President)	Mayor	01/01/2025 – 12/31/2025
Megan Garver (Vice-President)	Mayor	01/01/2025 – 12/31/2025
Brian P. Murphy (Secretary)	Mayor	01/01/2025 – 12/31/2025
Bruce Schumacher (Acting Secretary)	Mayor	01/01/2025 – 12/31/2025
Brandon Herget	City-County Council	02/03/2025 – 02/03/2026
Brent Lyle	City-County Council	12/02/2024 – 12/02/2025
Daniel Moriarty	City-County Council	08/11/2025 – 08/11/2026
Brigid Robinson	Mayor	01/01/2025 – 12/31/2025
Gregg West	City-County Council	05/05/2025 – 05/05/2026

This meeting can be viewed live at [indy.gov: Channel 16 Live Web Stream](https://indy.gov/Channel16LiveWebStream). 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/WatchPreviouslyRecordedPrograms).