



Metropolitan Development Commission Hearing Examiner (September 10, 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, September 10, 2026 **Time:** 1:00 PM

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

Business:

Special Requests

2026-ZON-041 | 3553 Shelby Street
Perry Township, Council District #23
Cameron & Caden Shake, by Mark & Kim Crouch

Rezoning of 0.48-acre from the C-3 (TOD) district to the D-10 (TOD) district to provide for multifamily housing.

****Staff request to dismiss Petition**

PETITIONS REQUESTING TO BE CONTINUED:

- 1. 2026-APP-016 | 45 West 40th Street**
Washington Township, Council District #7
PK-1 (TOD)
City of Indianapolis Parks and Recreation, by Kyle Koger

Park District One Approval to provide for the replacement of existing playground equipment, a new park shelter, and new internal concrete sidewalks.

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

- 2. 2026-ZON-077 | 2004 East 86th Street**
Washington Township, Council District #2
Justin Kingen

Rezoning of 3.02 acres from the D-A (FF) (FW) district to the C-1 (FF) (FW) district to provide commercial office uses.

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

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

- 3. 2026-ZON-068 | 7440 Woodland Drive**
Pike Township, Council District #6
Echo Real Estate Capital, Inc., by Joseph Calderon

Rezoning of 15.8 acres from the MU-1 (FF) and C-S (FF) districts to the I-2 (FF) district to provide for light industrial uses.

4. 2026-ZON-071 | 610 South Drover Street, 1049 Oliver Street, and 634 Birch Avenue

Center Township, Council District #18
610 Drover, LLC, by Andi Metzel

Rezoning of 1.97 acres from the C-1 (RC) (FF) and D-5 (RC) (FF) districts to the C-3 (RC) (FF) district to provide for commercial uses.

5. 2026-ZON-076 | 2507 Columbia Avenue

Center Township, Council District #8
Step It Up Realty LLC, by Cohen Property Group

Rezoning of 0.17-acre from the C-3 district to the D-8 district to provide for residential uses.

6. 2026-CZN-834 / 2026-CPL-834 | 6509 Dean Road

Washington Township, Council District #3
K and D Epic Holdings, LLC, by David Gilman

Rezoning of 1.73 acres, from the D-S district to the D-1 district to provide for two, detached single-family dwellings.

Approval of a Subdivision Plat to be known as Dean Road Estates, subdividing 1.73 acres into two lots.

7. 2026-CZN-845 / 2026-CVR-845 | 3949 South State Avenue

Perry Township, Council District #19
University of Indianapolis, by Justin Kingen

Rezoning of 2.31 acres from the UQ-1 and D-5 districts to the UQ-1 classification to provide for school uses (K through 12).

Variance of Development Standards of Consolidated Zoning and Subdivision Ordinance to provide for a north side yard setback of 15 feet (minimum 46-foot side yard setback required, or one-foot for each foot of building height required).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

8. 2026-ZON-018 | 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.

9. 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.

10. 2026-ZON-066 | 931 South East Street

Center Township, Council District #18
AKAL Investments, Inc., by Josh Smith (RG Development, LLC)

Rezoning of 0.222-acre from the C-5 (RC) district to the D-8 (RC) district to provide for residential development.

11. 2026-CZN-829 (Withdrawn) / 2026-CVR-829 (Amended) | 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 and Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for

commercial truck parking and fleet terminal for ten trucks (not permitted) and truck or heavy vehicle repair and maintenance (not permitted) or heavy vehicle repair and maintenance (not permitted).

PETITIONS FOR PUBLIC HEARING (New Petitions):

12. 2026-ZON-061 | 5330 West Morris Street

Center Township, Council District #17
Jorge Gonzales

Rezoning of 0.33-acre from the C-3 (TOD) district to the C-5 (TOD) district to provide for automotive uses, including repair.

13. 2026-ZON-070 | 6650 South Meridian Street

Perry Township, Council District #22
Faith Assembly of God Indianapolis, Inc., by Joseph D. Calderon

Rezoning of 5.0 acres from the D-A district to the SU-1 district to provide for religious uses.

14. 2026-ZON-074 | 4210 Winthrop Avenue and 980 East 42nd Street

Washington Township, Council District #7
NLS LLC, by Joseph Ringger

Rezoning of two lots, totaling 0.3-acre, from the C-7 (W-5) and D-5 (TOD) (W-5) districts, to the D-8 (TOD) (W-5) district to allow for the construction of 6 townhomes.

15. 2026-ZON-075 | 5820 South Emerson Avenue

Perry Township, Council District #24
RCP Development, LLC, by Joseph D. Calderon

Rezoning of 2.15 acres from the C-3 district to the C-4 district to provide for 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
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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](#).