Metropolitan Development Commission
(November 18, 2026)
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, November 18, 2026 **Time:** 1:00 PM

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

Business:

Adoption of Meeting Minutes: October 21, 2026

Special Requests

Policy Resolutions:

REAL ESTATE:

1. 2026-R-040

Authorizes the Department of Metropolitan Development to transfer cemetery property at Central State to the Wayne Township Trustee.

2. 2026-R-041

Authorizes the Department of Metropolitan Development to amend demolition contract 22507 with Ray's Demolition for a new not-to-exceed amount of $45,000.

3. 2026-R-042

Authorizes the Department of Metropolitan Development to negotiate and execute an Agreement with the Allied Logistical Services, Inc. in a not-to-exceed amount of $600,000 through December, 2028.

ECONOMIC DEVELOPMENT / INCENTIVES:

4. 2026-A-016 (For Public Hearing)

Approves a Final Economic Revitalization Area Resolution for Metrobloks, LLC, located at 2505 North Sherman Drive, Council District #8, Center Township. (IEDI recommends approval of ten (10) years real property tax abatement.)

****Request will be made for continuance to December 16, 2026**

5. 2026-A-017 (For Public Hearing)

Approves a Final Economic Revitalization Area Resolution for Metrobloks, LLC, located at 2505 North Sherman Drive, Council District #8, Center Township. (IEDI recommends approval of fifteen (15) years enhanced personal property tax abatement.)

****Request will be made for continuance to December 16, 2026**

6. 2026-A-051

Approves a Preliminary Economic Revitalization Area for Indy Nova Apartments, a subsidiary of New City Development, located at 2955 North Meridian Street, Council District #12, Center Township. (Recommend approval of ten (10) years real property tax abatement.)

7. 2026-A-055 (For Public Hearing)

Authorizes a hearing regarding termination of the Personal Property Tax Abatement associated with Economic Revitalization Area Resolution 2023-A-019, 2023, Geniphys, located at 7750 Zionsville Road, Council District #1, Pike Township.

8. 2026-A-056

Approves a Preliminary Economic Revitalization Area for Novartis Manufacturing, LLC, located at 8520 Challenger Drive, Council District #21, Decatur Township. (Recommend approval of six (6) years personal property tax abatement.)

9. 2026-E-006

Authorizes the Department of Metropolitan Development to extend a current contract with Butler, Fairman and Seufert through December 31, 2027, in order to complete tasks related to the Illinois and Capitol Streetscapes Project as construction progresses.

COMMUNITY INVESTMENTS:

10. 2026-C-006

Authorizes the Department of Metropolitan Development to negotiate and execute an agreement to provide bridge housing at the St. George Bridge Housing facility for people who are experiencing homelessness and/or suffering from Substance Abuse Disorder in an amount not to exceed $831,747 through December 31, 2027.

11. 2026-C-008

Authorizes the DMD to negotiate and amend the Agreement with the Coalition for Homelessness Intervention and Prevention to increase the total not-to-exceed amount to $7,658,130, with all funds being utilized towards the STHI for people currently experiencing chronic and/ or street homelessness pending City-Council adoption of Fiscal Ordinance Proposal No. 337, 2026.

PLANNING:

12. 2026-P-013 (Public Hearing)

Amends the Rules of Procedure for the Metropolitan Development Commission and Hearing Examiner and Plat Committee to update filing, notice, hearing, virtual participation, and related administrative procedures.

13. 2026-P-016

Authorizes the Department of Metropolitan Development to execute an amendment to the agreement with Judith Weerts Hall as Hearing Examiner to extend the term of service to December 31, 2027, and appoints Brian Robinson as Regional Center Hearing Examiner and Megan Phillippe as alternate Regional Center Hearing Examiner, each for the period from January 1, 2027 through December 31, 2027.

HISTORIC PRESERVATION:

14. 2026-HP-002 (For Public Hearing)

Adopts the “The Former St. Francis de Sales Catholic Church Preservation Plan 46 – the Former St. Francis de Sales Catholic Church (HA-46 SF)” as part of the Comprehensive Plan for Indianapolis-Marion County. The Plan

provides preservation guidelines and recommendations based on the historic, architectural, and cultural significance of the Former St. Francis de Sales Church.

Zoning Petitions:

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

15. 2026-MOD-008 | 4310 North Carroll Road
Lawrence Township, Council District #15
D-P
Lennar Homes of Indiana, LLC, by Brian J. Tuohy

Modification of the Development Statement for 2024-ZON-081, to reduce the Minimum Street Frontage from 50 feet to 30 feet and to eliminate the term “home” in that line item identified in the Development Standards Table.

16. 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.

17. 2026-ZON-065 (Amended) | 4402 Madison Avenue
Perry Township, Council District #23
2 Jets LLC, by Samuel Salazar

Rezoning of 2.13 acres from the D-3 district to the C-3 district to provide for potential C-3 uses.

18. 2026-ZON-083 | 707 Bates Street
Center Township, Council District #18
Daniel Phair

Rezoning of 0.134-acre from the I-4 (RC) district to the D-8 (RC) district to provide for residential development.

19. 2026-ZON-086 | 2826 Ruckle Street
Center Township, Council District #12
Bruce E Webb, by Josh Smith of RG Development LLC

Rezoning of 0.24 acres from the MU-2 district to the D-8 district to provide for residential uses.

20. 2026-ZON-087 | 1022 East 52nd Street & 5235 Winthrop Avenue
Washington Township, Council District # 7
TCC Real Estate Holdings LLC, by Justin Kingen

Rezoning of 3.34 acres from the I-4 (W-5) district to the MU-2 (W-5) district to provide for office, personal service, retail and food service uses within two existing buildings.

21. 2026-ZON-088 | 1612 North Somerset Avenue
Wayne Township, Council District #11
Brian Tuohy

Rezoning of 0.27-acre from the D-5 district to the C-4 district to provide for expansion of existing commercial use.

22. 2026-ZON-090 | 3431 North Illinois Street
Center Township, Council District #8
Hi-Tone Ventures, LLC, by Anthony Morman

Rezoning of 0.12 acre from the C-4 (TOD) district to the D-8 (TOD) district to provide for residential development.

23. 2026-ZON-091 | 1636 East 46th Street
Washington Township, Council District #7
Hi Tone Ventures LLC, by Anthony Morman

Rezoning of 0.15-acre from the SU-1 (W-1) district to the D-5 (W-1) district to provide for a two-unit dwelling.

24. 2026-ZON-094 | 7001 Hoover Road
Washington Township, Council District #2
Landon Hurt

Rezoning of 0.247 acres from the SU-38 district to the SU-6 district to provide for an addition to an existing assisted living facility.

25. 2026-CZN-850 | 6300 Mann Road
Decatur Township, Council District #21
Anthony Elrod, by Justin Kingen

Rezoning of 24.7 acres from the D-A (FF) (FW) district to the D-3 (FF) (FW) district to provide for residential development.

PETITIONS OF NO APPEAL (RECOMMENDED FOR DENIAL):

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

26. APPROVAL PETITION RECOMMENDED FOR APPROVAL BY HEARING EXAMINER, APPEAL FILED BY REMONSTRATOR:

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.

27. ADMINISTRATOR'S APPEAL OF PLAT COMMITTEE DECISION FOR VACATION PETITON:

2026-VAC-007 | 1525, 1540, and 1543 West Ohio Street; 211, 217 and 221 North Reisner Street; & 126 and 130 Koehne Street
Center Township, Council District #18
Church, Westside Pentecostal Assembly Trustees, by Justin Kingen

Vacation of the first north-south alley east of Reisner Street, being 15 feet in width, beginning at the south right-of-way line of Ohio Street, south 180 feet, to the north right-of-way line of Everett Street, with a waiver.

Vacation of the first north-south alley east of Reisner Street, being 15.12 feet in width, beginning at the south right-of-way line of Astor Street, south 56.20 feet, with a waiver of the assessment of benefits.

28. REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2026-ZON-085 | 2815 Mozart Way
Warren Township, Council District #20
Sharyka Gray

Rezoning of 0.12-acre from the D-P district to the D-P district to provide for single-family residential and transitional living quarters uses for up to six children, ages 10 to 17.

****Staff request for continuance for cause to December 2, 2026**

29. COMPANION PETITIONS SCHEDULED FOR INTIAL HEARING:

2026-CZN-841 / 2026-CVR-841 | 5935 West 56th
Pike Township, Council District #5
Exponential Equity Group, Inc., by Misha Rabinowitch

Rezoning of 10.3 acres, from the SU-1 district to the D-P district to provide for a development consisting of 34 multi-family units and 10 townhomes, and existing religious uses.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a total of 214 parking spaces (minimum 232 parking spaces required).

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.

METROPOLITAN DEVELOPMENT COMMISSION (MDC)

MEMBER ROSTER

Commissioner	Appointing Authority	Term
John J. Dillon III (President)	Mayor	01/01/2026 – 12/31/2026
Vacant	Mayor	
Brian P. Murphy (Secretary)	Mayor	01/01/2026 – 12/31/2026
Bruce Schumacher (Acting Secretary)	Mayor	01/01/2026 – 12/31/2026
Brandon Herget	City-County Council	02/02/2026 – 02/02/2027
Brent Lyle	City-County Council	12/02/2025 – 12/02/2026
Cindy Kirchhofer	City-County Council	10/05/2026 – 10/19/2027
Brigid Robinson	Mayor	01/01/2026 – 12/31/2026
Gregg West	City-County Council	06/01/2026 – 05/07/2027

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.