



# Metropolitan Development Commission Hearing Examiner (March 12, 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, March 12, 2026

**Time:** 1:00 PM

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

## Business:

### Special Requests

#### **2025-MOD-025 | 7555 Old Trails Road**

Warren Township, Council District #20

C-5 (TOD)

Teamsters Safety Training and Educational Fund, by Brian Tuohy

Modification of Commitments related to 2008-ZON-010, to modify Commitment #7, to provide for a truck driving training school as a permitted use, (previous commitment prohibits a list of specific uses, including schools (except daycare)).

**\*\*Petition has been withdrawn**

## PETITIONS REQUESTING TO BE CONTINUED:

#### **1. 2025-ZON-114 (Second Amended) | 4005 East Southport Road**

Perry Township, Council District #24

Southport Road Development LLC, by David Gilman

Rezoning of 3.67 acres from the D-P (FW) (FF) district to the C-S (FW) (FF) 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.

**\*\*Staff request for continuance for cause to April 9, 2026**

#### **2. 2026-ZON-003 | 951 South White River Parkway West Drive**

Center Township, Council District #18

951 White River Parkway LLC, by Justin Kingen

Rezoning of 0.99 acre from the SU-2 (RC) district to the CS (RC) district to provide for a surface parking lot.

**\*\*Automatic Continuance to April 9, 2026, filed by Registered Neighborhood Organization**

#### **3. 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.

**\*\*Staff request for continuance for cause to April 9, 2026**

## Petitions for Public Hearing

### PETITIONS TO BE EXPEDITED:

- 4. 2026-APP-001 | 8707 Shelby Street**  
Perry Township, Council District #23  
HD-2 (FF)  
Community Health Network, Inc., by C. Addison Bradford

Hospital District Two Approval to provide for a behavioral health services treatment facility.
- 5. 2026-ZON-009 | 4500 Blackstone Drive**  
Perry Township, Council District #24  
Anthony Trickle

Rezoning of 0.507-acre from the D-A district to the D-3 district to provide for residential uses.
- 6. 2026-ZON-010 | 11700 East 30th Street**  
Warren Township, Council District #15  
Donna and James Clifford, by Indiana Association of Seventh-Day Adventists, Inc.

Rezoning of 9.91 acres from the D-A district to the SU-1 district to provide for religious uses.
- 7. 2026-ZON-011 | 10702 East 25th Street, 10710 East 30th Street, 3510 North German Church Road, and 10314 Maumee Drive**  
Warren Township, Council District #15  
Department of Parks and Recreation of the City of Indianapolis, by Benjamin Jackson

Rezoning of 88.46 acres from the D-A, D-4, and D-6 districts to the PK-1 district to provide for recreational park uses.
- 8. 2026-CVR-800 / 2026-CPL-800 | 3179 Graceland Avenue**  
Center Township, Council District #8  
D-5  
Michelle Anderson, by James T. Bertsch

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a two-unit multi-unit house on proposed Lot 62A, with an eight-foot front building line (front building line range of 10 feet and 19.9 feet permitted), and zero off-street parking spaces (minimum one off-street parking space per unit required), and for a two-unit multi-unit house on proposed Lot 62B, with a 1,600 square-foot lot area (minimum 3,500 square-foot lot area required), a zero-foot front building line (front building line range of 10 feet and 19.9 feet permitted), a three-foot rear setback (minimum 10 feet required), and zero off-street parking spaces (minimum one off-street parking space per unit required).

Approval of a Subdivision Plat to be known as Lot No. 62 of Block 3 in Topp's Garden Place Addition, subdividing 0.12-acre into two lots.
- 9. 2026-CZN-804 / 2026-CVR-804 | 3616 North Shadeland Avenue**  
Warren Township, Council District #9  
Mees / Meyer Development Company, by David Gilman

Rezoning of 1.55 acres from the C-4 district to the C-5 district to provide for regional commercial uses.

Variance of Use and Development Standard of the Consolidated Zoning and Subdivision Ordinance to provide for 16,884 square feet of outdoor storage (not permitted), and a zero-foot north side transitional yard setback (minimum 10-foot side transitional yard setback required).

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

- 10. 2025-MOD-026 | 4201 Moller Road**  
Pike Township, Council District #5

SU-1  
Iglesias Cristiana Pentecostal Maranatha, by Jason Burk

Modification of Commitments related to 2013-ZON-022 to terminate Commitment Number Two (Commitment Number Two required the dedication of a 60-foot half right-of-way along Moller Road within 60 days of approval).

**11. 2025-ZON-084 | 4001 South Keystone Avenue**  
Perry Township, Council District #19  
Aman LLC, by Tyler Ochs

Rezoning of 1.075 acres from the C-4 district to the C-S district to provide for all C-3 uses and an automobile fueling station.

**12. 2025-ZON-110 (Amended) | 10302 East 38th Street**  
Lawrence Township, Council District #15  
Desmonde Monroe, by Lindsey Wikstrom

Rezoning of 7.726 acres from the SU-1 (FF) district to the D-6 (FF) classification to provide for a multi-family residential development.

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

**13. 2026-ZON-008 | 9031 East 16th Street**  
Warren Township, Council District #14  
Common Ground at Faith, by Andrew Horton

Rezoning of 9.34 acres from the SU-1 district to the SU-7 district to allow for food pantry and other non-profit 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](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
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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).