



Metropolitan Development Commission Hearing Examiner (October 15, 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, October 15, 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-080 | 5448 East 30th Street

Warren Township, Council District #9

Elisa P. Amezcua, by Molina & Amaya Co. LLC

Rezoning of 0.52-acre from the D-5 district to the I-2 district to allow for commercial building & contractor uses.

****Petitioner has withdrawn the Petition.**

PETITIONS REQUESTING TO BE CONTINUED:

1. 2026-ZON-077 | 2004 East 86th Street

Washington Township, Council District #2

Michael J. and Maureen Surak by 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.

****Petitioner request for continuance for cause to October 29, 2026**

2. 2026-ZON-081 | 2307 Lafayette Road

Wayne Township, Council District #12

Adrian Carpio Torres

Rezoning of 1.25 acres from the C-4 to the C-5 district to provide for a used car sales business.

****Staff and Petitioner request for continuance for cause to November 12, 2026**

3. 2026-ZON-084 | 6014 Michigan Road

Washington Township, Council District #2

AREC, by Sahithya Cheruku

Rezoning of 5.62 acres from the I-2 district, D-2 district and C-3 district to the I-1 district to provide for a mini-warehouse / self-storage facility.

****Petitioner request for continuance for cause to November 19, 2026**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

4. 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.

5. 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.

6. 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.

7. 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.

8. 2026-CZN-850 / 2026-CPL-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.

Approval of a Subdivision Plat to be known as Elrod Estates, dividing 24.7 acres into two lots, with a waiver of sidewalks, per Chapter 741.306.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

9. 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.

10. 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.

11. 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.

12. 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.

13. 2026-ZON-079 | 6650 South Meridian Street

Perry Township, Council District #22
Immanuel Mizo Methodist Church, by Andi Metzel

Rezoning of 8.68 acres from the D-A district to the SU-1 district to provide for religious uses.

14. 2026-CZN-844 / 2026-CVR-844 | 6620 Northview Way

Washington Township, Council District #3
K&J Acquisitions, LLC, by Joseph D. Calderon

Rezoning of 1.74 acre from the SU-1 district to the C-3 district to provide for commercial retail uses.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a drive-through stacking space aisle within the front yard along Binford Boulevard (not permitted); reduced transparency between three and eight feet above grade and within 50 feet of a public entrance (40% transparency required); and lack of screening of the trash enclosure next to the building without using the same materials as the buildings (trash enclosures adjacent to a primary structure shall be screened on two sides with a wall that is constructed of the same principal materials and colors as the primary structure).

PETITIONS FOR PUBLIC HEARING (New Petitions):

15. 2026-CVR-847 / 2026-CPL-847 | 2880 East Hanna Avenue

Perry Township, Council District #19
D-7 and C-1
UP Hanna Commons, LP, by Tyler Thompson

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for proposed Lot Two without street frontage (minimum 100-foot of street frontage required).

Approval of a Subdivision Plat to be known as Hanna Commons, dividing 9.8 acres into two lots.

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](#).