



Metropolitan Development Commission (October 7, 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, October 07, 2026 **Time:** 1:00 PM

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

Business:

Adoption of Meeting Minutes:

September 16, 2026

Special Requests:

Bid Opening:

Old City Hall Properties; RFP-13DMD-102

Policy Resolutions:

REAL ESTATE:

1. 2026-R-029

Authorizes the Department of Metropolitan Development to enter in to contract with Indiana Theatre Maintenance LLC for roof repairs to the Indiana Repertory Theatre for an overall not-to-exceed amount of \$65,000.

2. 2026-R-032

Authorizes the Department of Metropolitan Development to enter into professional services agreements in an amount not to exceed \$400,000 for a period of four years for on-call owners' representation services for redevelopment projects.

3. 2026-R-035

Authorizes an amendment to extend and add compensation to a contract with Shrewsberry for program management and owner's representative and construction inspection services.

ECONOMIC DEVELOPMENT / INCENTIVES:

4. 2026-A-053 (For Public Hearing)

Authorizes termination of the 2023 Real Property Tax Abatement approved by Resolution #2023-A-044 at 820 South Post Road, Council District #20, Councilor Michael-Paul Hart.

5. 2026-E-004

Authorizes the Department of Metropolitan Development to amend the Agreement with Raven Commercial Group LLC to increase the total contractual not-to-exceed amount to \$325,000 in order to provide security enhancements at Union Station needs.

COMMUNITY INVESTMENTS:

6. 2026-C-003

Authorizes the Department of Metropolitan Development to amend the Agreement with Club 720 Development Corporation to extend the term through March 31, 2027.

7. 2026-C-004

Authorizes the Department of Metropolitan Development to negotiate and execute an Amendment to the Agreement with the Coalition for Homelessness Intervention and Prevention to increase the contract amount by \$800,000 with a new not to exceed amount of \$4,658,130 for the Streets to Home initiative to provide rental assistance to people currently experiencing chronic and/or street homelessness.

8. 2026-C-005

Authorizes the Department of Metropolitan Development to amend the contract with The Community Builders to increase the amount of contract #20558 by \$100,000 for supportive services in an amount not to exceed a contract total of \$800,000 from the Indianapolis Housing Trust Fund.

PLANNING:

9. 2026-P-012

Authorizes the Department of Metropolitan Development to enter into professional services agreements in an aggregate amount not to exceed \$300,000 to conduct additional research, community engagement, and draft a data center zoning ordinance amendment for consideration.

HISTORIC PRESERVATION:

10. 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.

****Request will be made for a continuance for cause.**

Zoning Petitions:

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

11. 2026-ZON-051 | 4150 North High School Road

Pike Township, Council District #5

Nica Auto & Fleet Repair, LLC, by David Dearing

Rezoning of 1.9 acres from the C-4 district to the C-7 district to provide for used car sales and heavy vehicle repair.

12. 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.

13. 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.

14. 2026-ZON-071 | 610 South Drover Street, 1049 Oliver Street, and 634 Birch Avenue kb

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.

15. 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.

16. 2026-CZN-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.

17. 2026-CZN-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).

PETITIONS OF NO APPEAL (RECOMMENDED FOR DENIAL):

18. 2026-ZON-043 | 7030 East 33rd Street

Warren 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.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

19. COMPANION REZONING PETITION RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, CONTINUED AND SCHEDULED FOR PUBLIC HEARING BY MDC:

2026-CZN-828 | 1170 Kentucky Avenue

Center Township, Council District #18
KM23 Property, LLC, by Justin Kingen

Rezoning of 1.569 acres, from the C-1 (FF) district to the C-4 (FF) district to provide for commercial uses.

20. ADMINISTRATOR'S APPEAL OF PLAT COMMITTEE DECISION FOR VACATION PETITION:

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.

****Petitioner request for continuance for cause to November 18, 2026**

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
Vacant	City-County Council	
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](https://www.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://www.indy.gov/WatchPreviouslyRecordedPrograms).