



Metropolitan Development Commission (September 2, 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, September 02, 2026 **Time:** 1:00 PM

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

Business:

Adoption of Meeting Minutes: August 19, 2026

Special Requests

Policy Resolutions:

REAL ESTATE:

1. 2026-R-010

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.

PLANNING:

2. 2026-P-010

Authorizes the Department of Metropolitan Development to enter into a professional services agreement with Opticos Design, Inc. in an amount not to exceed \$252,500 for the creation of residential pre-reviewed architectural plans.

Zoning Petitions:

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

3. 2026-APP-012 | 7431 West 34th Street

Wayne Township, Council District #11
PK-2

Luis Gonzalez Nunez, by Brianna Cushman

Park District Two Approval to provide for an addition to an existing single-family detached dwelling and a detached garage.

4. 2026-MOD-001 | 7536 South Emerson Avenue

Perry Township, Council District #24
D-P

HSL Emerson, LLC, by Joseph D. Calderon

Modification of the site plan and Development Statement related to 2023-ZON-050 to remove age restriction of head of household (head of household being at least 55 years of age); allow multi-family units within five buildings (multi-family units limited to a single building); remove all references to Lot A; provide for a clubhouse and pool as a permitted accessory use; reduce accessory use setback along southern property line to 10 feet (accessory use setback along southern property line required 20 feet); provide for no less than 200 parking spaces (no less than 130 parking spaces allowed); provide for required bicycle parking spaces; and amend site plan in accordance with the amended Development Statement.

5. 2026-MOD-004 | 8133 East 96th Street

Lawrence Township, Council District #4

C-4

French Associates LLC, by Ashley Wallis

Modification of Commitments related to 95-Z-55 (#1995-0116318), to modify Commitment #2, to permit development that is consistent and generally in conformance with the submitted site plan, file-dated August 2, 2025 (current commitment limits development to site plan file dated August 22, 1995).

6. 2026-ZON-062 | 1234 West 30th Street

Center Township, Council District #12

Trending Transpiration CL and Hauling, by Keith Radcliff

Rezoning of 0.13-acre from the C-3 district to the D-5 district to provide for single-family residential development.

7. 2026-ZON-063 | 3009 and 3015 North Gale Street

Center Township, Council District #8

REDX Group LLC, by Alex Sedique

Rezoning of two lots, totaling 0.35-acre, from the SU-1 district to the D-5 district to provide for residential purposes.

8. 2026-ZON-064 | 1004 South Keystone Avenue

Center Township, Council District #18

RET Holdings II LLC, by Madelynn Turner

Rezoning of 0.11-acre from the I-3 district to the D-5 district to legally establish an existing single-family dwelling and for construction of a detached accessory building.

9. 2026-ZON-052 and 2026-APP-013 | 8700 West 30th Street

Wayne Township, Council District #11

Metropolitan School District of Wayne Township, by Benjamin Jackson

Rezoning of 28.53 acres from the SU-2 district to the PK-1 district for playground and sport court facilities with accessory parking.

Park District-One Approval to provide for the construction of a comfort shelter and for repaving and restriping of existing parking and sport court areas.

10. 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.

****Staff request for a continuance for cause to September 16, 2026, and a public hearing scheduled for that date**

11. 2026-CZN-831 | 1144 South Belmont Avenue

Center Township, Council District #18

Alex Kercheval, by Ryan M. Spahr

Rezoning of 0.25-acre from the D-5 district to the C-3 district to provide for commercial uses.

12. 2026-CZN-839 | 947 Eastern Avenue

Center Township, Council District #13

Melissa Yurechko, by Justin Kingen

Rezoning of 0.08-acre from the C-3 district to the D-5 district to provide an attached garage for an existing detached single-family dwelling.

13. 2026-REG-015 | 412 West McCarty Street, 1717 and 1721 Chadwick Street

Center Township, Council District #18

CBD-2 (RC)

TWG 412 McCarty Street, LLC, by Joseph D. Calderon

Regional Center Approval to provide for a six-story, mixed-use development, consisting of 270 dwelling units, 204 parking spaces within an integrated parking garage, and approximately 6,500 square feet of commercial and retail space.

PETITIONS OF NO APPEAL (RECOMMENDED FOR DENIAL):

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

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. The recording of this meeting will also be archived (along with recordings of other City/County entities) at indy.gov: Watch Previously Recorded Programs.

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2026-R-028**

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana ("MDC") serves as the Redevelopment Commission of the City of Indianapolis, Indiana (the "City") under I.C. 36- 7-15. 1 (the "Redevelopment Act"); and

WHEREAS, in that capacity, the MDC serves as the governing body of the City of Indianapolis Redevelopment District ("District"); and

WHEREAS, the MDC, by and through the City of Indianapolis, Department of Metropolitan Development (the "DMD") has engaged in redevelopment activities supporting Union Station ("Union Station"); and

WHEREAS, the MDC previously authorized the DMD to enter into contract (#21207) identifying Raven Commercial Group LLC, ("Raven") in RES 2024-R-015 and RES 2025-R-038, as a provider for property management services of Union Station; and

WHEREAS, the DMD seeks authorization to amend #21207 with Raven to increase the total contractual not-to-exceed amount by thirty-seven thousand dollars (\$37,000) for an overall contractual not-to-exceed amount of three hundred twenty-five thousand dollars and 00/100 (\$325,000.00) for security enhancements at the Union Station, (the "Project").

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The MDC hereby authorizes the DMD to amend #21207 with Raven to increase the total contractual not-to-exceed amount by thirty-seven thousand dollars (\$37,000) for an overall contractual not-to-exceed amount of three hundred twenty-five thousand dollars and 00/100 (\$325,000.00) in furtherance of the Project.
2. The Director of the Department of Metropolitan Development is hereby authorized to execute the necessary documents for the Agreement in accordance with this resolution and to do all acts and execute all other documents and instruments deemed necessary or appropriate by such official on behalf of the MDC to best accomplish the objectives set forth herein, and all actions heretofore taken by any such official toward the completion thereof are hereby ratified and approved

METROPOLITAN DEVELOPMENT
COMMISSION OF MARION COUNTY,
INDIANA, acting as the Redevelopment
Commission of the City of Indianapolis,
Indiana

John J. Dillon III, President

Approved as to Adequacy of Legal Form:

Sheila Kinney
Sheila Kinney, Assistant Corporation Counsel
Date: 8/25/2026

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
Resolution No. 2026-P-010**

WHEREAS, the Metropolitan Development Commission of Marion County (“MDC”) is authorized to approve the employment of all persons engaged by contract to render professional or consulting services for the Department of Metropolitan Development (“DMD”); and

WHEREAS, DMD wishes to provide delivery of residential pre-reviewed architectural plans, and has identified Opticos Design, Inc., as a consultant with the requisite skills to perform such Services; and

WHEREAS, in order to identify architectural consultants qualified and willing to do such Services, DMD conducted a Request for Qualifications (**RFQ Reference #: RFQual-13DMD-2026-101**) and identified qualified and responsive contractors able to provide the required Services; and

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Development Commission of Marion County, Indiana as follows:

1. The Director of DMD is hereby authorized to enter into a professional services agreement with Opticos Design, Inc., to provide delivery of pre-reviewed architectural plans, in an amount not to exceed two hundred fifty-two thousand, five hundred dollars (\$252,500).
2. The Director of the Department of Metropolitan Development is hereby authorized and directed to take such further actions and execute such documents as deemed necessary or advisable to effectuate the authorizations set forth in this Resolution.
3. This Resolution shall take effect immediately upon adoption by the Commission.

Approved as to Adequacy of Legal Form:

Sheila Kinney
Sheila Kinney, Asst. Corporation Counsel

Metropolitan Development Commission:

John J. Dillon III, MDC President

Date: 8/24/2026

Date: _____