



**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

March 12, 2026

**Case Number:** 2025-MOD-026  
**Property Address:** 4201 Moller Road  
**Location:** Pike Township, Council District #5  
**Petitioner:** Iglesias Cristiana Pentecostal Maranatha, by Jason Burk  
**Current Zoning:** SU-2  
**Request:** 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).  
**Current Land Use:** Undeveloped  
**Staff Recommendations:** Approval.  
**Staff Reviewer:** Kathleen Blackham, Senior Planner

**PETITION HISTORY**

The Hearing Examiner continued this petition from the January 20, 2026 hearing, to the February 26, 2026 hearing, at the request of the petitioner's representative to provide time to meet with the neighborhood organization.

The Hearing Examiner continued this petition from the February 26, 2026 hearing, to the March 12, 2026 hearing, for additional time for continued discussions and finalizing commitments with the neighborhood organization.

**STAFF RECOMMENDATION**

Approval.

**PETITION OVERVIEW**

This 4.18-acre site, zoned SU-1, is undeveloped and surrounded by multi-family dwellings to the north, zoned D-6; commercial uses to the south and east, zoned C-5; and multi-family dwellings and single-family dwelling to the west, across Moller Road, zoned D-6 and D-1, respectively.



**MODIFICATION**

This request would modify 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). All other commitments would remain and not be terminated.

When this site was rezoned in 2013, the Department of Public Works requested a 60-foot half right-of-way. The Marion County Thoroughfare Plan now recommends a 90-foot right-of-way (45-foot half-right-of-way). The right-of-way along this portion of Moller Road ranges from approximately 80 to 100 feet. Consequently, no additional right-of-way would be necessary.

Staff, therefore, supports the termination of the Commitment Number Two related to the 2013 commitments. See Exhibit A.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	SU-1	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Auto-related commercial	
<b>Surrounding Context</b>	<u><b>Zoning</b></u>	<u><b>Land Use</b></u>
North:	D-6	Multi-family dwellings
South:	C-5	Commercial uses
East:	C-5	Commercial uses
West:	D-6 / D-2	Multi-family dwellings / single-family dwelling
<b>Thoroughfare Plan</b>		
Moller Road	Primary Collector	Existing 86-100-foot right-of-way and proposed 90-foot right-of-way.
<b>Context Area</b>	Metro	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	No	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	December 22, 2025	
<b>Site Plan (Amended)</b>	N/A	
<b>Elevations</b>	N/A	
<b>Elevations (Amended)</b>	N/A	
<b>Landscape Plan</b>	N/A	
<b>Findings of Fact</b>	N/A	
<b>Findings of Fact (Amended)</b>	N/A	
<b>C-S/D-P Statement</b>	N/A	

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

Not Applicable to the Site.

### Pattern Book / Land Use Plan

Not Applicable to the Site.

### Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

### Neighborhood / Area Specific Plan

Lafayette Square Area Plan: An International Marketplace (2010).

The Plan recommends auto-related commercial, which is predominantly devoted to exterior operations, sales and display of automobiles, new auto sales, used auto sales and auto repair.

### Infill Housing Guidelines

Not Applicable to the Site.

### Indy Moves

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

The Marion County Thoroughfare Plan (2019) “is a long-range plan that identifies the locations classifications and different infrastructure elements of roadways within a defined area.”

The following listed items describe the purpose, policies and tools:

- Classify roadways based on their location, purpose in the overall network and what land use they serve.
- Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.
- Set requirements for preserving the right-of-way (ROW).
- Identify roadways for planned expansions or new terrain roadways.
- Coordinate modal plans into a single linear network through its GIS database.



## ZONING HISTORY

**2013-ZON-022; 4201 Moller Road**, requested rezoning of 4.64 acres, being in the D-P District, to the SU-1 classification to provide for religious uses, **approved**.

**98-Z-237; 4201 Moller Road**, requested rezoning of 5.61 acres from the C-3 district to the D-P classification to provide for construction of a senior apartment community, **approved**.

## VICINITY

**2003-ZON-142; 4160 Moller Road (southwest of site)**, requested rezoning of 2.36 acres from D-2 to SU-1 to provide for religious uses, **approved**.

EXHIBITS



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China, Hong Kong, Esri Korea, Esri Thailand, NPS, IGN, OpenStreetMap contributors, and the GIS User Community

4201 Moller Road

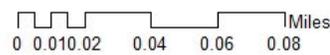
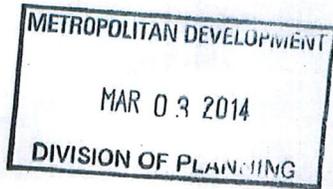




EXHIBIT A



*ARC*

A201400031699

04/15/2014 11:04 AM  
JULIE L. VOORHIES  
MARION COUNTY IN RECORDER  
FEE: \$ 34.50  
PAGES: 8  
By: MB

STATEMENT OF COMMITMENTS

**COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE  
MADE IN CONNECTION WITH A REZONING OF PROPERTY OR PLAN APPROVAL**

In accordance with I.C. 36-7-4-1015, the owner of the real estate located in Marion County, Indiana, which is described below, makes the following COMMITMENTS concerning the use and development of that parcel of real estate:

**Legal Description:**

Beginning at the Southwest corner of the East Half of the Northeast Quarter of Section 13, Township 16 North, Range 2 East; Thence North 00 degrees 02 minutes 46 seconds West (assumed bearing) on the West line thereof 406.28 feet to the Southwest corner of real estate described in a deed recorded Instrument No. 73-27083 in the Office of the Recorder of Marion County of Marion County, Indiana; thence North 89 degrees 57 minutes 14 second East on the South line of said real estate 50.00 feet to a point on the Easterly right of way line for Moller Road per Instrument No. 77-76519 in said Office, said point being the point of beginning for the tract herein described; thence North 89 degrees 57 minutes 14 seconds East on the South line of the Real Estate described in Instrument No. 73-27083 a distance of 297.28 feet to the intersection of the Northwest prolongation of the Southwesterly line of real estate described in a deed recorded as Instrument No. 84-283 in the Office of the Marion County recorder; thence South 33 degrees 34 minutes 24 seconds East on said Northwesterly prolongation 403.44 feet to the westernmost corner of said real estate; thence South 56 degrees 25 minutes 36 seconds West on the North line of the Real Estate described in Instrument No. 80-38251 in said Office 478.21 feet to the Easterly right of way line for Moller Road per said Instrument No. 77-76519; thence North 33 degrees 34 minutes 42 seconds West (this and the next Two (2) courses are on the Easterly right of way line for Moller Road) 83.74 feet to the point of curvature of a tangent curve whose radius point bears North 56 degrees 25 minutes 18 seconds East 522.96 feet from the point of curvature; thence Northerly on said curve an arc distance of 306.17 feet; thence North 00 degrees 02 minutes 05 seconds West 233.57 feet to the point of beginning.

*(Handwritten signature)*

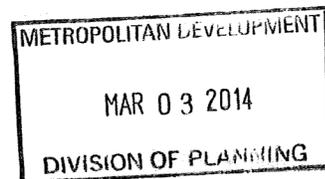
**Statement of COMMITMENTS:**

1. The owner agrees to abide by the Open Occupancy and Equal Employment Opportunity Commitments required by Metropolitan Development Commission Resolution No. 85-R-69, 1985, which commitments are attached hereto and incorporated herein by reference as Attachment "A".
2. A 60 foot half right of way shall be dedicated along Moller Road, as per the request of the Department of Public Works (DPW), Transportation Section. Additional easements shall not be granted to third parties within the area to be dedicated as public right of way prior to the acceptance of all grants of right of way by the DPW. The DPW has requested that the right of way granted within 60 days of approval.
3. Site access shall be gained by one curb cut, to be aligned with the existing West 42<sup>nd</sup> Street access point on the west side of Moller Road.
4. **Attached comments from PTRA (Pike Township Residence Association)**
- 5.

These COMMITMENTS shall be binding on the owner, subsequent owners of the real estate and other persons acquiring an interest therein; provided that Commitment #1 (Open Occupancy and Equal Opportunity Commitments) shall not be binding on an owner, subsequent owners or other person acquiring an interest therein if such persons are exempt persons or are engaged in an exempt activity as defined on Attachment "A" which is attached hereto and incorporated herein by reference. These COMMITMENTS may be modified or terminated by a decision of the Metropolitan Development Commission made at a public hearing after proper notice has been given.

COMMITMENTS contained in this instrument shall be effective upon:

- (a) the adoption of rezoning petition # **2013-ZON-022** by the City-County Council changing the zoning classification of the real estate from a D-P zoning classification to a SU-1 zoning classification; or



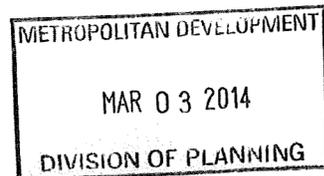
(b) the adoption of approval petition # \_\_\_\_\_ by the Metropolitan Development Commission;

and shall continue in effect for as long as the above-described parcel of real estate remains zoned to the \_\_\_\_\_SU-1\_\_\_\_\_ zoning classification or until such other time as may be specified herein.

These COMMITMENTS may be enforced jointly or severally by:

1. The Metropolitan Development Commission;
2. Owners of all parcels of ground adjoining the real estate to a depth of two (2) ownerships, but not exceeding six-hundred-sixty (660) feet from the perimeter of the real estate, and all owners of real estate within the area included in the petition who were not petitioners for the rezoning or approval. Owners of real estate entirely located outside Marion County are not included, however. The identity of owners shall be determined from the records in the offices of the various Township Assessors of Marion County which list the current owners of record. (This paragraph defines the category of persons entitled to receive personal notice of the rezoning or approval under the rules in force at the time the commitment was made);
3. Any person who is aggrieved by a violation of either of the Commitments contained in Commitment #1 (Open Occupancy and Equal Employment Opportunity Commitments); and
4. \_\_\_\_\_
5. \_\_\_\_\_

The undersigned hereby authorizes the Division of Planning of the Department of Metropolitan Development to record this Commitment in the office of the Recorder of Marion County, Indiana, upon final approval of petition # **2013-ZON-022**.



IN WITNESS WHEREOF, owner has executed this instrument this 24th day of February, 2014.

Signature: [Signature]  
 Printed: Lawrence E. Simpson  
 Title / Pastor/Owner  
 Organization Reformation Ministries  
 Name: \_\_\_\_\_

Signature: \_\_\_\_\_  
 Printed: \_\_\_\_\_  
 Title / \_\_\_\_\_  
 Organization \_\_\_\_\_  
 Name: \_\_\_\_\_

STATE OF INDIANA     )  
   ) SS:  
 COUNTY OF MARION    )

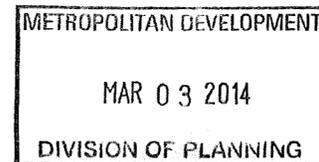
Before me, a Notary Public in and for said County and State, personally appeared Lawrence E. Simpson – Pastor, Reformation Ministries owner(s) (title / organization name) of the real estate who acknowledged the execution of the foregoing instrument and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this  
1<sup>st</sup> day of February March, 2014  
Shellie Ann Berning  
 Notary Public  
Shellie Ann Berning  
 Printed Name of Notary Public  
 My Commission expires: 7.9.2021  
 My County of residence: Marion



I affirm under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document unless required by law.

This instrument was prepared by John Bennett – JT Designers, Inc.



**ATTACHMENT "A"**

**OPEN OCCUPANCY AND EQUAL EMPLOYMENT OPPORTUNITY COMMITMENT**

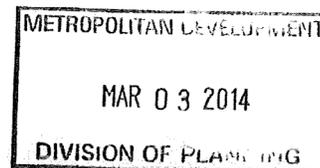
- (a.) The owner commits that he shall not discriminate against any person on the basis of race, religion, color, disability, sex, sexual orientation, gender identity, familial status, national origin, ancestry, age United States military service veteran status in the sale, rental, lease or sublease, including negotiations for the sale, rental, lease or sublease, of the real estate or any portion thereof, including, but not limited to:
- (1) any building, structure, apartment, single room or suite of rooms or other portion of a building, occupied as or designed or intended for occupancy as living quarters by one or more families or a single individual;
  - (2) any building, structure or portion thereof, or any improved or unimproved land utilized or designed or intended for utilization, for business, commercial, industrial or agricultural purposes;
  - (3) any vacant or unimproved land offered for sale or lease for any purpose whatsoever.
- (b.) The owner commits that in the development, sale, rental or other disposition of the real estate or any portion thereof, neither he nor any person engaged by him to develop, sell, rent or otherwise dispose of the real estate, or portion thereof shall discriminate against any employee or applicant for employment, employed or to be employed in the development, sale, rental or other disposition of the real estate, or portion thereof with respect to hire, tenure, conditions or privileges of employment because of race, religion, color, disability, sex, sexual orientation, gender identity, familial status, national origin, ancestry, age United States military service veteran status.

**EXEMPT PERSONS AND EXEMPT ACTIVITIES**

An exempt person shall mean the following:

1. With respect to commitments (a) and (b) above:

*MDC's Exhibit B - - page 5 of 6*

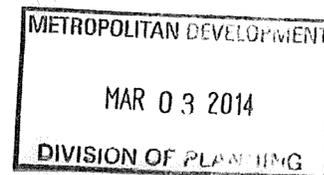


- (a) any not-for-profit corporation or association organized exclusively for fraternal or religious purposes;
- (b) any school, educational, charitable or religious institution owned or conducted by, or affiliated with, a church or religious institution;
- (c) any exclusively social club, corporation or association that is not organized for profit and is not in fact open to the general public;

provided that no such entity shall be exempt with respect to a housing facility owned and operated by it if such a housing facility is open to the general public;

- 2. With respect to commitment b, a person who employs fewer than six (6) employees within Marion County.

An exempt activity with respect only to commitment (a) shall mean the renting of rooms in a boarding house or rooming house or single-family residential unit; provided, however, the owner of the building unit actually maintains and occupies a unit or room in the building as his residence, and, at the time of the rental the owner intends to continue to so occupy the unit or room therein for an indefinite period subsequent to the rental.





**PIKE TOWNSHIP RESIDENTS ASSOCIATION, INC.**

P. O. Box 78673, Indianapolis, IN 46278  
Susan Blair, President  
(317) 443-5278  
ptr1972@aol.com  
www.ptra.net

June 26, 2013

Mr. Rex Joseph  
Hearing Examiner  
Metropolitan Development Commission  
City-County Building  
200 East Washington Street  
Indianapolis, IN 46204

Reference: 2013-ZON-022  
4201 Moller Road

Mr. Joseph,

The Pike Township Residents Association (PTRA) Board of Directors at their June 12, 2013 meeting voted unanimously to support the above referenced petition with the attached Statement of Commitments.

PTRA's support is contingent upon the commitments being incorporated into the approval.

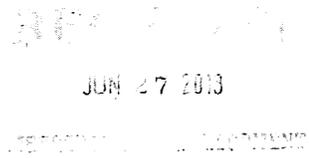
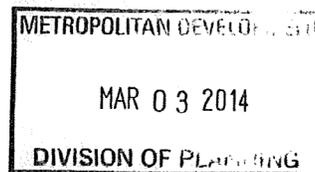
Your attention is most appreciated.

Cordially,  
Pike Township Residents Association, Inc.

*Susan Blair*  
Susan Blair  
President

Attachment

C.c. Planning Staff, email  
John Bennett, Petitioner's Representative, email  
Emily Holmes, Secretary-MDC, email  
PTRA file



Statement of Commitments  
2013-ZON-022

1. Greater Reformation Ministries (GRM), prior to obtaining an Improvement Location Permit, will meet with and present to the Pike Township Residents Association, Inc. (PTRA) for review and comment all future phased projects (other than Phase I).
2. Existing perimeter vegetation shall remain as a natural barrier between the proposed religious use and the dwelling district zoned parcels. GRM retains the right to clear cut dead wood and maintain perimeter vegetation as necessary.
3. Site access shall be gained with one curb cut to align with the existing 42<sup>nd</sup> Street access on the westside of Moller Road.
4. If and when the adjacent south side parcel is redeveloped, GRM will make all efforts possible to develop a cross access point between parcel so as to alleviate potential congestion along Moller Road and Moller Way.
5. Child daycare. GRM will offer daycare for the congregation and a maximum of twelve (12) children outside of the ministry. GRM agrees to meet with PTRA for review and comment prior to the development of child daycare.
6. Religious services shall be on Sunday mornings and Wednesday evenings. Bible study shall be on Thursday evenings.
7. Senior housing. GRM will seek funding to develop a maximum six-unit (6) facility for senior citizens. GRM agrees to meet with PTRA for review and comment prior to the development of senior housing.
8. GRM will not have a homeless shelter or a soup kitchen/bread line/meal center/food kitchen. GRM does, however, plan to have a monthly community meal and food donation drives.
9. Signage shall be that which is permitted under the Special Use I district zoning classification.
10. All buildings shall consist of brick, wood cladding or similar material. EFIS/Stucco, shingles or standing seam metal roofing. If metal panel style materials are used they shall be textured to simulate EFIS/Stucco or other like material. Vertical exposed rib metal siding shall not be used on any façade facing Moller Road/Moller Way.
11. Light fixtures shall be glare shielded where necessary and light off-put level at property line shall have zero impact to surrounding properties.
12. Outdoor events shall be limited to seven events per calendar year.
13. Upon subsequent phases of development, GRM agrees to consult with the Department of Public Works the vehicular impact to Moller Road and Moller Way, and if so required, will install at GRM's expense an accel/decel lane on the east side of Moller Road/Moller Way. Such lane shall be constructed to the City of Indianapolis standards.

JUN 27 2013



View looking north along Moller Road



View looking north along Moller Road



View looking south along Moller Road



View looking south along Moller Road



View of site looking northeast across Moller Road



View of site looking east across Moller Road



View of site looking east across Moller Road



View of site looking east across Moller Road