

**METROPOLITAN DEVELOPMENT COMMISSION
INDIANAPOLIS-MARION COUNTY, INDIANA**

August 20, 2025

The regular meeting of the Metropolitan Development Commission (MDC) of Indianapolis-Marion County, IN, was held on Wednesday, August 20, 2025, at 1:00 P.M. in the Public Assembly Room of the City-County Building, Indianapolis, IN, for various purposes, including the holding of a Public Hearing on various Petitions listed on the Notice of Public Hearing, and for taking official action upon public business and public Notice thereof as required by IC 5-14-1.5.

ATTENDANCE

The following Commission members were present:

John J. Dillon III, President
Megan Garver, Vice-President
Brandon Herget
Brent Lyle
Daniel Moriarty
Brian P. Murphy, Secretary
Brigid Robinson
Bruce Schumacher, Acting Secretary
Gregg West

The following Commission members were absent:

None

The following City of Indianapolis employees were present:

Megan Vukusich	Director - DMD
Carmen Lethig	Deputy Director, Planning, Preservation and Design - DMD
Jennifer Fults	Deputy Director, Strategy and Collaboration - DMD
Emily Stump	Administrator, Economic Incentives -DMD
Kathy Frazier Battle	Program Manager, Economic Incentives
Kathleen Blackham	Senior Planner - DMD
Marleny Iraheta	Senior Planner - DMD
Desire Irakoze	Principal Planner II - DMD
Jeffrey York	Manager - DMD
Edward D. Honea, Jr.	Current Planning Administrator - DMD
Nancy Whitaker	Board Specialist - DMD
Ethan Hudson	Counseling Attorney - ACC / OCC

BUSINESS

CALL TO ORDER

President Dillon called the meeting to order at 1:00 P.M. and led the recitation of the Pledge of Allegiance.

MINUTES

Commissioner Garver made a Motion to adopt the Minutes from the August 6, 2025 meeting; Commissioner Herget seconded the Motion; the Commission adopted the Minutes by voice vote (7:0:2) as follows:

Ayes: Dillon, Garver, Herget, Lyle, Murphy, Schumacher, West

Noes: None

Recusals: Moriarty, Robinson (who were not in attendance at the August 6, 2025 meeting)

The Minutes from the August 6, 2025 meeting were adopted.

SPECIAL REQUESTS

Kathleen Blackham (Staff) announced that the Petitioner had submitted a letter of withdrawal for **Petition No. 2025-ZON-019**.

PETITION OF NO APPEAL RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEAL FILED:

2025-ZON-019 | 1404 Prospect Street

Center Township, Council District #18

Luxury Leased Homes USA, LLC, by Stephanie J. Truchan

Rezoning of 0.345-acre from the C-5 district to the D-8 district to provide for residential uses.

Hearing no other comments, President Dillon acknowledged the withdrawal of Petition No. 2025-ZON-019.

The Petitioner's attorney, Brian Tuohy (9294 North Meridian Street, Indianapolis, IN), requested a continuance of **Petition No. 2025-ZON-046**, to the September 3, 2025 meeting, to allow further discussions about the proposed commitments with the Franklin Township Civic League (FTCL).

REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2025-ZON-046 | 10010 and 10440 Pentecost Road

Pulte Group, by Brian J. Tuohy

Rezoning of 96.6 acres from the D-A district to the D-P district to provide for a single-family detached residential development, consisting of 225 lots.

President Dillon asked to hear from Staff. Kathleen Blackham (Staff) said Staff agreed with the continuance request.

Hearing no comments or questions from the Commission or the public, Commissioner Murphy made a Motion to continue **Petition No. 2025-ZON-046**; Commissioner Moriarty seconded the Motion; the Motion was carried by a roll-call vote (9:0:0) as follows:

Ayes: Dillon, Garver, Herget, Lyle, Moriarty, Murphy, Robinson, Schumacher, West

Noes: None

Recusals: None

The Commission continued Petition No. 2025-ZON-046 to September 3, 2025.

Jennifer "Jennie" Fults (Deputy Director, DMD) requested a continuance for **Resolution No. 2025-A-028**, to September 3, 2025, to allow continued negotiations on the MOA for the abatement.

2025-A-028 (For Public Hearing)

Final Economic Revitalization Area Resolution for Thunderbird CC Land Partners LLC, located at 6900 English Avenue, Council District #20, Warren Township. (Recommend approval of up to ten (10) years real property tax abatement.)

Hearing no comments or questions from the Commission or the public, Commissioner Herget made a Motion to continue **Resolution No. 2025-A-028**; Commissioner Lyle seconded the Motion; the Motion was carried by a roll-call vote (9:0:0) as follows:

Ayes: Dillon, Garver, Herget, Lyle, Moriarty, Murphy, Robinson, Schumacher, West

Noes: None

Recusals: None

The Commission continued Resolution No. 2025-A-028 to September 3, 2025.

POLICY RESOLUTIONS

REAL ESTATE

2025-R-031

Authorizes DMD to convey title of Property at 2240 Enterprise Park Place (Parcel #1104957) to Fields Mortuary Transport & Removal Services LLC for the purpose of redevelopment.

ECONOMIC DEVELOPMENT / INCENTIVES

2025-A-031

Preliminary Economic Revitalization Area Resolution for Romet (US), Inc., located at 8517 West Washington Street, Council District #17, Wayne Township. (Recommend approval of five (5) years personal property tax abatement.)

2025-A-032

Preliminary Economic Revitalization Area Resolution for Deep Meadow Ventures LLC, located at 3043 South Post Road, Council District #20, Franklin Township. (Recommend approval of ten (10) years real property tax abatement.)

2025-E-024

Authorizes DMD to pay invoices for previously rendered and approved development services.

PLANNING

2025-P-010

Metropolitan Development Commission authorizes DMD to amend a contract with Town Planning & Urban Design Collaborative, LLC for professional services to extend the term through 12/31/2026 and revise the Scope of Services and Fee Schedule.

President Dillon noted there were five Policy Resolutions that did not stand for public hearing. Hearing no comments or questions from the Commission, Commissioner West made a Motion to approve the Resolutions, which did not stand for public hearing [**Resolution Nos. 2025-R-031, 2025-A-031, 2025-A-032, 2025-E-024, and 2025-P-010**]; Commissioner Robinson seconded the Motion; the Motion was carried by a roll-call vote (9:0:0) as follows:

Ayes: Dillon, Garver, Herget, Lyle, Moriarty, Murphy, Robinson, Schumacher, West
Noes: None
Recusals: None

The Commission approved Resolution Nos. 2025-R-031, 2025-A-031, 2025-A-032, 2025-E-024, and 2025-P-010.

Note: President Dillon explained to the audience that **Resolution No. 2025-A-032** was a preliminary resolution for the Google project. Jennifer Fultz (Deputy Director, DMD) added that the public hearing on the economic development piece of the Google project would be scheduled for October 1, 2025.

President Dillon announced the following Resolutions, which stood for Public Hearing.

ECONOMIC DEVELOPMENT / INCENTIVES

2025-A-029 (For Public Hearing)

Final Economic Revitalization Area Resolution for Roche Diagnostics Operation, Inc., located at 9115 Hague Road, Council District #4, Lawrence Township. (Recommend approval of ten (10) years real property tax abatement.)

Kathy Frazier Battle (Program Manager, Economic Incentives, DMD) briefly explained that Roche Diagnostics proposed an expansion at its existing campus at 9115 Hague Road, which would require a \$550 million investment. The project, which lies within an allocation area, received a unanimous vote from the City-County Council to approve the Statement of Benefits on August 11, 2025. Roche would invest \$145 million in real property, retaining 2,600 current employees, and adding 650 new high-wage jobs with an average hourly wage of \$35 - \$38. Additionally, 5% of the tax savings would be split between the Indy Achieves Grant and Modern Apprenticeship Program in partnership with EmployIndy.

Seeing no questions from the Commission, President Dillon asked if anyone else present wanted to speak.

Remonstrator Spencer Andrews (10352 North 400 West, Fountaintown, IN) testified that he opposed the Resolution, arguing that any corporation expanding within the State should be required to pay property taxes and should not receive a 10-year tax abatement. He believed that providing such an abatement would discredit all residential homeowners and real property taxpayers. Mr. Andrews urged the Commission to think about the residents in the community and their financial contributions.

Hearing no further comments or questions from the Commission or the public, Commissioner Garver made a Motion to approve **Resolution No. 2025-A-029**; Commissioner Herget seconded the Motion; the Motion was carried by a roll-call vote (9:0:0) as follows:

Ayes: Dillon, Garver, Herget, Lyle, Moriarty, Murphy, Robinson, Schumacher, West
Noes: None
Recusals: None

The Commission approved Resolution No. 2025-A-029.

2025-A-030 (For Public Hearing)

Final Economic Revitalization Area Resolution for Roche Diagnostics Operation, Inc., located at 9115 Hague Road, Council District #4, Lawrence Township. (Recommend approval of ten (10) years personal property tax abatement.)

Kathy Frazier Battle (Program Manager, Economic Incentives, DMD) noted that Roche would be investing \$405 million in personal property at the location. Staff recommended approval of the Resolution for the 10-year personal property tax abatement.

Hearing no comments or questions from the Commission or the public, Commissioner Schumacher made a Motion to approve **Resolution No. 2025-A-030**; Commissioner Moriarty seconded the Motion; the Motion was carried by a roll-call vote (9:0:0) as follows:

Ayes: Dillon, Garver, Herget, Lyle, Moriarty, Murphy, Robinson, Schumacher, West
Noes: None
Recusals: None

The Commission approved Resolution No. 2025-A-030.

PETITIONS OF NO APPEAL

Petitions Recommended for Approval by the Hearing Examiner:

2025-APP-007 | 6451 East Thompson Road

Franklin Township, Council District #24

PK-1

City of Indianapolis, Department of Parks and Recreation, by Benjamin Jackson

Park District One Approval to provide for park improvements, including replacement playground equipment and sidewalks, resurface and restripe existing basketball court, and seating areas in multiple locations.

2025-MOD-008 | 7436 Rockville Road

Wayne Township, Council District #16

C-3

Jeffrey Shelton

Modification of the Commitments for 2006-ZON-146, to terminate a portion of Commitment #9, which prohibits the use of tobacco stores (previous commitment removed tobacco stores as a permitted use).

2025-ZON-065 | 5034 Lafayette Road

Pike Township, Council District #6

5034 Lafayette Road, LLC, by Tyler Ochs
Rezoning of 3.72 acres from the C-3 and I-2 districts to the C-7 district to provide for a commercial and building contractor.

2025-ZON-070 | 631 South High School Road

Wayne Township, Council District #17

Jordan Vermillion

Rezoning of 1.263 acres from the D-3 (FF) and SU-1 (FF) districts to the D-3 (FF) district to legally establish a detached single-family dwelling.

2025-ZON-072 | 2027 Spruce Street

Center Township, Council District #19

Dennis Kenneally, by Josh Smith

Rezoning of 0.30-acre from the I-3 district to the D-5 district to legally establish a detached single-family dwelling.

2025-ZON-073 | 5720 South Walcott Street

Perry Township, Council District #23

Jacob International Investment, by Andrew Wert

Rezoning of 0.159-acre from the C-1 district to the D-3 district to provide for a proposed detached single-family dwelling.

2025-ZON-076 | 6568 Cornell Avenue

Washington Township, Council District #7

KMK, LLC, by Joseph D. Calderon

Rezoning of 0.21-acre from the C-S (FF) (TOD) district to the MU-2 (FF) (TOD) district to provide for an expansion of an existing day care facility.

Hearing no questions or comments, Commissioner Murphy made a Motion to approve the above-listed **Petitions of No Appeal [Petition Nos. 2025-APP-007, 2025-MOD-008, 2025-ZON-065, 2025-ZON-070, 2025-ZON-072, 2025-ZON-073, and 2025-ZON-076], that were remaining on the agenda and that the Hearing Examiner recommended for approval;** Commissioner Robinson seconded the Motion; the Motion was carried by a roll-call vote (9:0:0) as follows:

Ayes: Dillon, Garver, Herget, Lyle, Moriarty, Murphy, Robinson, Schumacher, West

Noes: None

Recusals: None

The Commission approved Petition Nos. 2025-APP-007, 2025-MOD-008, 2025-ZON-065, 2025-ZON-070, 2025-ZON-072, 2025-ZON-073, and 2025-ZON-076.

PETITIONS FOR PUBLIC HEARING

**COMPANION PETITIONS RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER,
APPEAL FILED BY REMONSTRATOR:**

2025-CZN-814 / 2025-CVR-814 | 3043, 3451, 3511, and 3801 South Post Road, 9405, 9609, 9611, and 9931 East Troy Avenue, 3430, 3440, and 3610 Davis Road, and 9500 Vandergriff Road

Franklin Township, Council District #20

Deep Meadow Ventures, LLC, by Joseph D. Calderon

Rezoning of 467.66 acres from the D-A (FF) (FW), C-4 (FF) (FW), and SU-43 (FF) (FW) districts to the C-S (FF) (FW) district for a data center campus development, and uses including light manufacturing, all research and development, utilities, agricultural uses, buildings and structures, as permitted in I-1 and office uses, as permitted in C-1. Permitted accessory uses would include utility structures, such as power substations, water towers, and overhead and underground powerlines and wastewater treatment facilities, outdoor storage, renewable energy facility, satellite dish antenna, signs, and temporary construction yard, office, or equipment storage.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building height of 75 feet (maximum 38-foot building height permitted) and no maximum front yard setback (maximum front yard setback of 85 feet permitted).

President Dillon explained the Rules governing the hearing.

The Petitioner's attorney, Joseph Calderon (11 South Meridian Street, Indianapolis, IN), began by confirming that the Petitioner's identity was Deep Meadow Ventures LLC, a Google Inc. entity, which was responsible for developing and operating the proposed data center campus. While referring to an e-presentation and paper handouts, he presented the development plan, noting that a temporary construction entrance had been eliminated in favor of one off Post Road for construction and permanent site access. He highlighted that C-S zoning would prevent future heavy truck traffic associated with other industrial uses, such as warehousing and distribution. Mr. Calderon described a data center as a facility that processed and stored information, which was a low-traffic use that helped advance the future economy. He argued that the site was suited for this purpose, as it was consistent with the Comprehensive Plan's designation for industrial use, had the necessary utilities, and was a site that allowed for a large, coordinated campus. Mr. Calderon added that extensive due diligence had been performed, which included traffic, drainage, and environmental studies, and that a 150-foot landscape buffer with enhanced setbacks was planned. The building height would be either 50 feet plus appurtenances or 60 feet plus appurtenances, depending upon the proximity to the residential neighborhoods to the east and south. He stated that the Petitioner had worked with the Franklin Township Civic League (FTCL), as well as city staff and other departments, to negotiate 34 (the total number after the removal of one of the earlier proposed commitments just prior to this hearing) commitments that exceeded the standard requirements and included public benefits such as multi-use paths and the protection of local ditches. Mr. Calderon asked for approval of the rezoning and variance requests.

Commissioner Murphy asked the Petitioner to identify which of the planned buildings would be constructed first. Todd Cunningham, EMH&T (5500 New Albany Road, Columbus, Ohio), an engineer for the project, replied that the easternmost building was planned to be developed first.

Commissioner West questioned whether the "future condition" drawings of the project site accurately showed the proposed buildings. Mr. Cunningham replied that the buildings were intentionally concealed in the drawings, but the elevations were consistent with what was being asked in the project's commitments.

Commissioner Schumacher asked what lessons Google had learned from building data centers in other cities, which would allow it to better coexist with residents. Mr. Calderon responded that the biggest lesson was the value of significant setbacks and landscaping. A minimum of ten-foot-tall mounds would provide visual relief and sound mitigation, which is an improvement over the typical six-foot mounds. He also stated that technological advances would help address concerns like noise and light pollution.

Commissioner Lyle inquired about the plan to address construction traffic. Mr. Cunningham stated that the traffic plan was conducted in coordination with DPW. Mr. Calderon added that a temporary entrance on Davis Road was eliminated, and all construction traffic would be directed to Post Road, a less residential street. Also, with ample on-site acreage for a staging area, "just-in-time" deliveries would be reduced and prevented. In coordination with DPW and INDOT, the flow of workers and materials would be managed.

Commissioner West noted that the Petitioner was coordinating with Citizens Energy to ensure an adequate water supply. He then asked about the visual impact of the buildings from Post Road. Mr. Cunningham said that although there were no commitments to a specific architectural style, the photos in the paper packet were representative of what Google intended to build, with the goal of achieving a low-profile aesthetic with minimal signage at the entrance. He offered to add a commitment to submit final elevations, landscaping, and site plans for the Administrator's Approval. President Dillon readily accepted the inclusion of the additional commitment.

Commissioner Moriarty inquired about the availability of the on-site water reservoir for the Indianapolis Fire Department (IFD) to use for the surrounding area. Mr. Cunningham explained that the on-site system was for the project's sole use due to security and operational reasons. He added that the development team was ready to begin discussions with the IFD to coordinate building access. Mr. Calderon added that public utility lines would be extended to fire hydrants and to the nearby community on Davis Road and Troy Avenue for community benefit.

Commissioner Schumacher inquired about the commitments made to ensure that the surrounding residents would not negatively impact their water and electricity usage. Mr. Cunningham reported that a service plan with Citizens Energy was being developed that would not have an adverse impact on the region. The cooling system to be used has not yet been determined. Mr. Calderon pointed out that Google was 100% responsible for all costs related to new construction or upgrades for electrical, sanitary, and municipal infrastructure, which supported the project. He directed the Commission to the two commitments that addressed the Commissioner's concerns.

Commissioner Garver asked about light pollution from the data center. Mr. Calderon responded that the project would adhere to the updated zoning ordinance's light standards, which included both minimums and maximums, to ensure employee safety without significant light spillage. The project would utilize full-cut-off fixtures, a new code requirement.

Julie Goldsberry (2804 Davis Road, Indianapolis, IN) spoke on behalf of the Remonstrators, of which a large group was present. Ms. Goldsberry said she lived about a quarter of a mile from the proposed site. She provided the Commission with a paper packet which included a copy of her slides, comments from attorney David Deering about the Petitioner's proposed commitments, and the number of signatures gathered in opposition (797 individuals in the 46239 zip code area; 1,069 individuals in the 46239 zip code area and immediate surrounding area; and 5,127 signatures of Indiana residents). Ms. Goldsberry pointed out that the site had significant flooding issues; that CS zoning was inappropriate for heavy industrial use; the plan lacked creative, superior, efficient, and desirable qualities that are emphasized for a C-S site, and was not cohesive or compatible with the character of the area or the long-range Comprehensive Plan. Ms. Goldsberry pointed out other data centers in Marion County that were zoned I-4 or had surrounding buffering zoning and were located away from residences. She pointed out the public safety and environmental concerns associated with having large on-site storage of diesel fuel and lithium batteries, including the potential for spills and toxic emissions in the event of fires, as well as their proximity to adjacent residential properties. Ms. Goldsberry felt that the 34 commitments were insufficient to protect the neighborhood, as many were of low value and merely reiterated existing laws, using vague language. Primary concerns were 1) the lack of a commitment

that dealt with water contamination; 2) the water/sewer line commitment, which extended these lines to nearby homes, but was not extensive enough; 3) the insufficiency of the commitment for monitoring notice; 4) the lack of transparency surrounding the commitments; 5) the lack of a commitment to address potential flooding. She also pointed out Google's alleged failure to keep commitments made at other data centers in Indiana. Ms. Goldsberry opposed the building height variance, as the buildings that were not near Davis Road would still be 75 feet tall and would have a massive visual impact.

Commissioner Murphy asked Ms. Goldsberry if there was a specific request from IFD that affirmed that IFD would require additional training or equipment to handle the property. Ms. Goldsberry replied, "There is not." She confirmed that no information from IFD had been received that indicated additional training or equipment would be needed.

City-County Council Michael-Paul Hart, CD #20, disclosed his professional background in IT and as founder of the City's AI Commission, noting the goal of making Indianapolis the "smartest city in America." He said he had heard from the Petitioner, the school corporation, and the other stakeholders, prior to forming and taking a public position on the development. He emphasized supporting development that would benefit Franklin Township, District 20, and Indianapolis the most for the next 50 years, noting that the impact of this development would be long-lasting. Councilor Hart stated that the majority of residents opposed the project due to concerns about building size, noise, and power consumption. He noted that Franklin Township School Corporation had submitted a letter of opposition due to the limited tax contributions that would be forthcoming, given the extensive tax abatements. He shared his own financial analysis, which estimated that a development of 1,000 new homes would contribute \$157 million in taxes over a 40-year abatement period, significantly more than the projected contribution from the data center. He also had concerns about the data center's energy consumption, which would limit future manufacturing and development in the district. In summary, Councilor Hart opposed the proposal because it offered limited job opportunities, reduced tax benefits, and long-term restrictions on infrastructure growth.

Seeing no questions, President Dillon asked to hear from Staff. Marleny Iraheta (Staff) described the site as primarily undeveloped agricultural land, with a few single-family homes and farm buildings. She said Staff felt rezoning the site to C-S was appropriate for data center use, explaining a C-S district permitted multi-use commercial complexes or single-use projects that achieved a high degree of excellence in planning and design. The proposal would include light manufacturing and offices, as well as accessory uses such as power substations and renewable energy facilities. These uses were compatible with the Comprehensive Plan for light industrial and mixed-use development. Ms. Iraheta said Staff supported the height variance request to allow buildings up to 75 feet because of the extensive proposed landscape buffer. She added that the developer had committed to incorporating a portion of the planned Southeast Trail into the site's design. Staff addressed the other concerns, including noise, water, and electricity. Staff recommended approval of the rezoning and variance requests, subject to the 34 proposed commitments. Ms. Iraheta added that, based on testimony today, there was now a total of 35 commitments.

Jim Schellinger (4235 Heyward Lane, Indianapolis, IN), architect and CEO of the Indianapolis Economic Development Corporation (IEDC), noted that he served the citizens of Indianapolis and the State, not the Petitioner. He said the process surrounding the project had left "much to be desired," and wished it could start over. He voiced sympathy for the residents' concerns. Mr. Schellinger questioned the actions of City-County Councilor Hart, who signed an NDA, limiting his ability to be transparent with his constituents. He criticized Google's lack of transparency but supported the approval of the rezoning and variance requests. He noted that the expensive studies and facts necessary to move the project forward could only be provided by the developer, who could only do so if the developer was allowed to proceed. Mr. Schellinger noted that the \$1.5 billion investment and the

temporary construction jobs were significant and said no development would result in zero taxes. He felt this project was the future, and if the questions could be answered to everyone's satisfaction, the project could put Indianapolis and Franklin Township on the map as leaders in cutting-edge technology.

Commissioner Murphy asked whether the 65-decibel noise limit at the property line was a municipal code or a project-specific commitment. Marleny Iraheta (Staff) replied that she needed to look at the Noise Ordinance to determine if the decibel level proposed by the Petitioner was derived from this Ordinance. Commissioner Murphy said he would direct the question to the Petitioner. Commissioner Murphy inquired about the proposed building height variance, asking how the height limits compared to the height limits for zoning types recommended for the area by the Comprehensive Plan. Eddie Honea (Administrator, Current Planning) stated that a C-S district had a maximum height of 38 feet, whereas other districts, such as I-2 (light industrial), allowed heights of up to 50 feet. A C-7 (heavy commercial) zoning would have a 35-foot height limit. Commissioner Murphy inquired about the Remonstrator's exhibit, which claimed there would be no noise limit during the 10-year construction period. Marleny Iraheta (Staff) suggested that this question be directed to the Petitioner.

Commissioner West asked if the first building to be constructed would be limited to 50 feet in height per the commitments. While referencing Page 74 of the Staff Report, Marleny Iraheta (Staff) said the building was partially located in both 75-foot and 50-foot building height limitation zones. The western portion of the building could reach the maximum proposed height, and the eastern portion would be restricted.

President Dillon commented that the project was requesting a 10-year, 50% tax abatement on all real property improvements for the MDC. He added that the Petitioner would also be seeking a separate 40-year, 100% personal property tax exemption on the data center equipment directly from the City-County Council. Mr. Calderon confirmed that the statements were correct.

During the rebuttal, Mr. Calderon noted the "quiet support" of the Petitions by the Franklin Township Civic League (FTCL), which had submitted a letter of support. He added that the Civic League's support had been earned through hard work during the negotiation of the commitments. Mr. Calderon noted that some information found on the Internet about data centers was accurate, while some might not be. He said the commitments were comprehensive and addressed all the topics of concern, including traffic and noise. The 65-decibel limit would apply to the operational data center, not to construction, which was covered by a general nuisance noise ordinance. The ordinance did limit construction times. He said the building height had been significantly reduced from the 75-foot plan to be much closer to the industrial standard. All diesel tanks would be underground, buried with primary and secondary containment. The project would have round-the-clock security and fire suppression, with a commitment to consult the fire department to ensure the IFD had the necessary access and equipment to serve the site.

Commissioner Lyle asked which commitments were required by law. Mr. Calderon replied he had "no idea" as all 34 commitments had been negotiated based on specific requests from the FTCL and planning staff. With the addition of the Administrator's Approval commitment made earlier, the number of commitments now stood at 35.

Commissioner Murphy asked if there were any substantive requests or commitments made by Staff that were not included in the current proposed commitments. Mr. Calderon and Marleny Iraheta (Staff) said there were none to their knowledge.

In rebuttal, Brittany York (9638 Vandergriff Road, Indianapolis, IN) said that the FTCL support was a reluctant move to secure concessions from the developer. She noted a lack of good faith from the

Petitioner's attorney, who delayed responses to community concerns, which prompted the hiring of their own attorney. Ms. York argued that the Petitioner's commitments were promises to follow the existing laws or were filled with "weasel words" and were unenforceable. She opposed the "wait and see" approach and the approval of the Petitions.

Councilor Hart commented that this was the first time he had had his character questioned in an MDC hearing. He noted that Google was less willing to speak to him than any Petitioner he had ever encountered during a land use case. He explained that he had signed an NDA to allow him to gather information as a representative of his 40,000 constituents. He reiterated that the hearing was the public's only chance to stop the development. Lastly, Councilor Hart expressed concern about the lack of enforceable noise limitations during a potential 10-year construction period.

The Commission cast their ballots (8:1) for **2025-CZN-814**:

Ayes: Dillon, Garver, Herget, Moriarty, Murphy, Robinson, Schumacher, West

Noes: Lyle

The Commission approved Petition No. 2025-CZN-814, subject to the commitments.

The Commission cast their ballots (8:1) for **2025-CVR-814**:

Ayes: Dillon, Garver, Herget, Moriarty, Murphy, Robinson, Schumacher, West

Noes: Lyle

The Commission approved Petition No. 2025-CVR-814.

COMPANION PETITIONS TRANSFERRED FROM HEARING EXAMINER FOR INITIAL HEARING:

2025-CZN-828 (2nd Amended) / 2025-CVR-828 (2nd Amended) | 1927, 1946, and 1950 East 32nd Street, and 3219 Orchard Avenue

Center Township, Council District #8

D-5 and SU-1

Universal Church of Truth and First Born, Inc., by Justin Kingen and David Kingen

Rezoning of 1.35 acres, from the D-5 and SU-1 districts to the D-8 district to provide for multi-family dwellings.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide to provide for the construction of a medium apartment building & community center (at 1927 East 32nd Street), within a SU-1 district (not permitted); to allow for a mixed-use, multi-family housing project, community center and religious use (church) to have 38 off-street parking spaces (77 off-street parking spaces required); provide for the construction of five duplexes (floor over floor) with a floor area of 500 square feet (minimum floor area of 660 square feet required); to provide for the construction of duplexes at 1946 East 32nd Street and 3219 Orchard Avenue with a reduced open space (60% open space required for duplexes).

President Dillon explained the Rules governing the hearing.

The Petitioner's representative, Justin Kingen (NDZA, 618 East Market Street, Indianapolis, IN), testified in support of the Life Village development, which would create 42 units of permanent supportive housing for low-income, homeless seniors. The project in the Washington Park neighborhood had resulted from collaboration between multiple organizations and community

stakeholders. Life Village would feature a mix of duplexes, triplexes, and a studio facility with a community center. Horizon House would provide the residents with supportive services such as job training, health services, and a food pantry. The rezoning request consisted of three parcels to be rezoned from D-5 and SU-1 to D-8, and the variance requests would allow for supportive housing intended to meet the specific needs of the residents and for reduced parking. Mr. Kingen requested approval of the Petitions, subject to the Staff-requested commitments, to bring forth the needed community resource.

Speaking in support:

Bishop Anthony Boyd (6241 Sycamore Drive, Indianapolis, IN), Senior Pastor of the Universal Church of Truth, testified that the Life Village project was the culmination of the church's long-standing vision to help the homeless, particularly seniors, veterans, and individuals with mild disabilities. He emphasized that Life Village was addressing the housing crisis and a major community need.

Keith Collins (825 Balboa Avenue, Capitola, CA), co-founder and President of Development at Collins Housing Solutions, stated that he supported the project. He highlighted his company's twenty-plus years of experience in developing affordable and supportive housing for vulnerable populations. He added that his company was co-developing the project with Radian and other partners, and that the project had strong community support, including City-County Council President Osili, Senator Porter, and the East Side Neighborhood Group, with Greg Garrett, the interim Executive Director of the United Northeast Community Development Corporation. He emphasized the importance of the services offered, which included financial literacy courses, food and clothing pantries, and classes on substance use disorder. Mr. Collins stated that the project was a critical necessity, citing the City's high number of homeless seniors, and he noted the success of a current program where most of the residents would qualify for Life Village.

David Gerten (540 East Georgia Street, Indianapolis, IN) testified about the genesis of the Life Village project, which began about three years ago at a Black History program he had attended at the Universal Church of Truth. After learning that the city was unable to assist the church with a housing project, Mr. Gerten contacted Keith Collins and Duane Miller (Radian), and they worked to make the project a reality. He asked the Commission to support this much-needed initiative.

Duane Miller (11495 North Pennsylvania Street, Carmel, IN), of Radiant Communities Development Corporation, stated that he had over 33 years of community development experience, with more than 100 projects, including eight permanent supportive housing developments. He noted that this was a high-quality, holistic approach for transforming communities with vulnerable populations. He said that the team was rushing to secure tax credit funding for housing the homeless seniors.

Speaking in remonstrance:

Gladys Whitfield (3157 Orchard Avenue, Indianapolis, IN) expressed dismay at the lack of communication from the developers. Her family had owned property in the area since 1961. She felt the Petitioner had failed to prove the development would not harm the community's health and safety and would adversely affect the adjacent property values. She requested that the project be sent back to the Hearing Examiner for proper discussions.

Margaret McCarthy (3142 Orchard Avenue, Indianapolis, IN), a long-time resident of 50 years, echoed the same concerns as Ms. Whitfield. Ms. McCarthy was concerned about the size of the units, feeling that they were too small, and had concerns about the number of dedicated parking spaces. She urged that the project be denied.

Jacqueline Richards (3157 Orchard Avenue, Indianapolis, IN) stated that she shared the concerns of her mother, Gladys Whitfield, and neighbor, Margaret McCarthy, and highlighted the issues associated with the reduced parking availability.

President Dillon asked to hear from Staff. Kathleen Blackham (Staff) stated that although the project was generally consistent with the Comprehensive Plan, Staff believed it would negatively impact the adjacent neighborhood of single-story homes. The proposal included duplexes, triplexes, and a three-story apartment building, which was inconsistent with the existing residential typology. Ms. Blackham pointed out that the design was not a walkable, interconnected community. Staff opposed the variances for the significant reduction in parking and floor area for the housing units, as Staff believed this would negatively impact the residents' quality of life and the neighborhood. Staff was also concerned about the lack of open space for the duplexes and triplexes. All issues pointed to intense overdevelopment and therefore Staff recommended denial of the Petitions.

Commissioner Murphy asked Staff to clarify the proposed number and type of residential units. Staff confirmed that the number of duplexes and triplexes, as well as the three-story apartment building, and would result in a total of approximately 44 residential units. Commissioner Murphy also asked Staff to verify that the number of parking spaces would be reduced to 38 and would allow units as small as 500 square feet. Staff agreed with Commissioner Murphy's assessments.

Commissioner Garver asked the Staff about the notification process for the hearing. Ms. Blackham explained that in addition to posting hearing signs on the property, property owners within a specific distance of the subject site must get written notice, as well as the neighborhood associations and the District's City-County Councilor. She speculated that the Remonstrators, who were present, did not live close enough to the subject property to receive a direct notification.

Commissioner Lyle asked about the connectivity of the proposed units. Staff explained that the development was spread across three sites that were not physically connected. It was noted that 32nd Street separated the parcels, and there was no integrated connection between the different housing types.

During his rebuttal, Mr. Kingen commented on the photos in the Petitioner's paper handout. He explained that the photos were of similar senior housing projects, which illustrated that the seniors had few or no vehicles. He stated that the project would provide 36 on-site parking spaces and 19 additional on-street spaces, totaling 55 spaces. In addition, a 22-passenger van would be available for resident transportation, and the site had two nearby bus stops. Mr. Kingen also noted the photos of other area buildings had heights and massing that were not inconsistent with the proposed structures.

President Dillon allowed Mr. Miller to comment on the proposed three-story building. Mr. Miller noted that the apartment building would replace the front part of the existing church, keeping the same footprint and height. He justified the smaller unit sizes, explaining that the design was intended to create a campus-style community with communal spaces, such as community rooms and kitchens, to encourage social interaction among residents. He added that the unit sizes would range from 756 to 868 square feet. Mr. Miller said that the Church already owned all the property and wanted to create a cohesive community for its members.

Commissioner Murphy requested confirmation that this was an LIHTC project. Mr. Miller confirmed the focus was on supportive senior housing, with residents' income levels ranging from 30% to 60% AMI, and that a 60-year covenant would run with the land. He also confirmed Horizon House, in partnership with Goodwill, would provide supportive services, and Jill Herron would serve as property manager.

During the rebuttal by the Remonstrators, Ms. Whitfield and Ms. McCarthy reiterated their earlier opposition, emphasizing that the development was being "thrust" upon them without any input from the neighbors.

The Commission cast their ballots (6:3) for **2025-CZN-828 (2nd Amended)**:

Ayes: Dillon, Garver, Herget, Lyle, Moriarty, Murphy

Noes: Robinson, Schumacher, West

The Commission approved Petition No. 2025-CZN-828 (2nd Amended), subject to commitments.

The Commission cast their ballots (4:5) for **2025-CVR-828 (2nd Amended)**:

Ayes: Dillon, Herget, Moriarty, Murphy,

Noes: Garver, Lyle, Robinson, Schumacher, West

The Commission denied Petition No. 2025-CVR-828 (2nd Amended).

ADDITIONAL BUSINESS

Seeing no additional business, Commissioner Garver made a Motion to adjourn. President Dillon adjourned the meeting at 4:31 P.M.

President
Metropolitan Development Commission

Attest: _____

Acting MDC Secretary

9/3/2025

Date