



# Metropolitan Development Commission (September 17, 2025) Meeting Notice **HEARING RESULTS**

## Meeting Details

Notice is hereby given that the Metropolitan Development Commission of Indianapolis-Marion County, IN, will hold public hearings on:

**Date:** Wednesday, September 17, 2025    **Time:** 1:00 PM

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

## Business:

**Commissioners present:** John J. Dillon III, Brandon Herget, Megan Garver, Brent Lyle, Daniel Moriarty, Brian P. Murphy, Brigid Robinson, Gregg West

**Adoption of Meeting Minutes:** September 3, 2025 | **ADOPTED**

## Special Requests

## Policy Resolutions:

### REAL ESTATE:

#### 1. 2025-R-035 | **APPROVED**

Metropolitan Development Commission authorizes DMD to amend an existing contract with Denison for parking services and to extend the contract through April 2028.

### ECONOMIC DEVELOPMENT / INCENTIVES:

#### 2. 2025-A-028 (For Public Hearing) | **APPROVED**

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.)

#### 3. 2025-A-033 (For Public Hearing) | **APPROVED**

Final 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.)

#### 4. 2025-A-034 | **APPROVED**

Preliminary Economic Revitalization Area McLaren Indy, LLC located at 7615 Zionsville Road, Council District #6, Pike Township. (Recommend approval of ten (10) years real property tax abatement.)

#### 5. 2025-A-035 | **APPROVED**

Preliminary Economic Revitalization Area McLaren Indy, LLC located at 7615 Zionsville Road, Council District #6, Pike Township. (Recommend approval of ten (10) years personal property tax abatement.)

#### 6. 2025-A-036 (For Public Hearing) | **CONTINUED TO OCTOBER 1, 2025**

Resolution authorizes an amendment to the 2023 Real Property Tax Abatement approved by Resolution 2023-A-041 at 1011 East 22nd Street, DJBCG Monon 22, LLC, Council District #13, Center Township.

**7. 2025-E-026 | APPROVED**

Metropolitan Development Commission authorizes a loan agreement to support the Gold Building redevelopment project.

## Zoning Petitions:

### PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

**8. 2025-APP-011 | 451 East Stop 11 Road | APPROVED**

Perry Township, Council District #23

PK-1

City of Indianapolis, Department of Parks, and Recreation, by Henry Woodburn

Park District One Approval to provide for playground equipment, sidewalk connections, re-stripped tennis and pickleball courts, and walking paths.

**9. 2025-MOD-014 | 25 Country Woods Drive | APPROVED**

Perry Township, Council District #22

D-P

KCP RE, LLC, by Ross McArthur

Modification of the Development Statement related to petition 83-Z-105 (83-DP-3) to modify the allowed signage to provide for a 23-square-foot building sign (#11 – Signs limits signage to one, six-square-foot freestanding sign for the purpose of advertising 'for sale', 'for rent', or for construction' information).

**10. 2025-ZON-066 | 6470 West 10th Street | APPROVED<sup>1</sup> TO CCC OCTOBER 6, 2025**

Wayne Township, Council District #16

Sangar Estate, LLC, by Russell L. Brown

Rezoning of 0.55-acre from the D-3 (W-5) district to the C-4 (W-5) district to provide for community-regional commercial uses.

**11. 2025-ZON-080 (Amended) | 3350 North German Church Road | APPROVED TO CCC OCTOBER 6, 2025**

Warren Township, Council District #15

Hindu Temple of Central Indiana, Inc.

Rezoning of 28.49 acres from the D-A (FF), SU-1, and SU-38 districts to the SU-1 (FF) district to provide for religious uses.

**12. 2025-ZON-083 | 441 South Rural Street | APPROVED TO CCC OCTOBER 6, 2025**

Center Township, Council District #18

BECA and Associates, LLC, by Josh Smith

Rezoning of 0.108-acre from the C-4 district to the D-5 district to provide for a remodel and addition to an existing detached single-family dwelling.

**13. 2025-ZON-087 | 200 North Rural Street | APPROVED<sup>1</sup> TO CCC OCTOBER 6, 2025**

Center Township, Council District #13

Englewood Community Development Corporation, by Joseph D. Calderon

Rezoning of 0.22-acre from the D-5 (TOD) district to the D-9 (TOD) district to provide for a medium apartment development.

**14. 2025-CZN-830 | 9110 and 9150 West 10th Street | APPROVED<sup>1</sup> TO CCC OCTOBER 6, 2025**

Wayne Township, Council District #16

C-3 (FF)

Raceway Development Partners, by Misha Rabinowitch

Rezoning of 10.62 acres from the C-3 (FF) district to the D-8 (FF) district for multi-family dwellings.

## 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](mailto:planneroncall@indy.gov). Written objections to a proposal are encouraged to be filed via email at [planneroncall@indy.gov](mailto: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	01/01/2025 – 12/31/2025
Megan Garver (Vice-President)	Mayor	01/01/2025 – 12/31/2025
Brian P. Murphy (Secretary)	Mayor	01/01/2025 – 12/31/2025
Bruce Schumacher (Acting Secretary)	Mayor	01/01/2025 – 12/31/2025
Brandon Herget	City-County Council	02/03/2025 – 02/03/2026
Brent Lyle	City-County Council	12/02/2024 – 12/02/2025
Daniel Moriarty	City-County Council	08/11/2025 – 08/11/2026
Brigid Robinson	Mayor	01/01/2025 – 12/31/2025
Gregg West	City-County Council	05/05/2025 – 05/05/2026

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](#).

**1. Per Article VIII.5.A. of the MDC Rules of Procedure, “...no petition shall be considered finally approved by the Commission or be so certified [to the City-County Council (CCC)] until all the covenants and/or commitments required or allowed by the Commission, and which comply with the requirements of Article VII, shall have been filed with the Administrator...”**