



Metropolitan Development Commission (October 1, 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, October 01, 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, Bruce Schumacher, Gregg West

Adoption of Meeting Minutes: September 17, 2025 | **Adopted**

Special Requests

Withdrawal of MDC-Approved Petition Prior to City-County Council Hearing for Adoption: | **Acknowledged**

2025-CZN-814 | 3043, 3451, 3511, and 3801 South Post Road, 9405, 9609, 9611, and 9931 East Troy Avenue, 3430, 3440, and 3610 David 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.

Policy Resolutions:

REAL ESTATE:

1. 2025-R-036 | **Approved**

Authorizes DMD to facilitate conveyance of title of property near Georgia Street and to enter into an agreement among DMD, DPW and the CIB for related improvements, programming, and maintenance.

2. 2025-R-037 | **Approved**

Metropolitan Development Commission authorizes an amendment to the Interlocal Cooperation Agreement with the CIB.

3. 2025-R-038 | **Approved**

Metropolitan Development Commission authorizes DMD to pay an annual amount not to exceed \$72,000 for each of the next three years for Raven to provide Services for property management at Union Station for an overall contract amount of \$288,000.

4. 2025-R-039 | Approved

Authorizes DMD to extend contract #16591 with CMT to complete design and continue through construction of the ED-26-002: 10th & Rural Streetscapes project.

5. 2025-R-040 | Approved

MDC authorizes the DMD to transfer the property at 817 West 26th Street to BWI, subject to the terms described in an executed project agreement.

6. 2025-R-041 | Approved

Resolution authorizing an amendment with Allied Logistical Services, Inc. to increase the contractual amount to a not-to-exceed amount of \$1,575,000 and to extend the agreement through 2026.

7. 2025-R-042 | Approved

Resolution authorizing an amendment with Green Earth Lawn Services, Inc. to increase the contractual amount to a not-to-exceed amount of \$950,000 and to extend the agreement to March 29, 2028.

ECONOMIC DEVELOPMENT / INCENTIVES:

8. 2025-A-036 (For Public Hearing) | Tabled

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.

9. 2025-A-038 (For Public Hearing) | Approved

Resolution authorizing a hearing regarding compliance with and amendments to the terms of the Real Property Tax Abatement associated with Economic Revitalization Area Resolution 2022-A-029, 2022, as well as a Waiver of the 2024 deduction application filing deadline for Indy Fresh Market Enterprises LLC located at 6190 East 38th Street, Council District #9, Lawrence Township.

10. 2025-A-039 (For Public Hearing) | Approved

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

11. 2025-A-040 (For Public Hearing) | Approved

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

12. 2025-E-025 | Approved

Authorizes expenditure in the amount of \$250,000 from the Fall Creek/Citizens Consolidated FCC Allocation Fund to support the Citizens Park Development located at 2216 & 2228 North College Avenue.

PLANNING:

13. 2025-P-011 | Approved

Metropolitan Development Commission authorizes DMD to enter into award agreements to support existing and emerging cultural districts.

Zoning Petitions:

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

14. 2025-ZON-082 | 1544 East 10th Street | Approved to CCC November 3, 2025

Center Township, Council District #13
Douglas Koenig

Rezoning of 0.23-acre from the MU-1 district to the D-8 district to provide to legally establish a detached single-family dwelling.

15. 2025-ZON-085 | 1810 and 1814 Cornell Avenue | Approved to CCC November 3, 2025

Center Township, Council District #13
Dunnhaven Homes, Inc., by Chris Dunn

Rezoning of 0.31-acre from the I-3 district to the D-8 district to provide for two detached single-family dwellings.

16. 2025-CZN-837 (Amended) | 1409 South Glen Arm Road | Continued to October 15, 2025

Wayne Township, Council District #17
Sergio Ramirez and Rosa Mazariegos, by Josh Smith

Rezoning of 0.12-acre from the C-5 district to the D-5 district to legally establish a detached single-family dwelling.

17. 2025-CZN-839 | 2222 Hillside Avenue | Approved to CCC November 3, 2025

Center Township, Council District #8
Hillside Industrial IN LP, by Jason P. Lueking

Rezoning of 19.943 acres from the SU-7 and I-3 districts to the I-3 district to provide for medium industrial uses.

18. 2025-CZN-840A and 2025-CZN-840B | 2302 West Morris Street | Approved¹ Both Petitions to CCC November 3, 2025

Center Township, Council District #17
West Morris Street Free Methodist Church, by Keith Cruz

A. Rezoning of 1.471 acres from the D-5II district to the D-8 district to provide for a single-family residential development.

B. Rezoning of 1.969 acres from the D-5II district to the D-9 district to provide for a medium apartment development.

19. 2025-CAP-841 | 9700 Pentecost Road, 9705 – 9913 (odd) Palermo Avenue, 9706 and 9708 Palermo Avenue, 10012 – 10024 (even) Palermo Avenue, 4115 – 4141 (odd) Palermo Drive, 4142, 4143, 4146, 4147, 4150, 4151, 4154, and 4155 Palermo Court, 4121 – 4147 (odd), and 4120 – 4146 (even) Palermo Garden Drive, 4118, 4120, 4123, and 4125 Garden Way, 4007 – 4115 (odd), and 4104 – 4110 (even) Massimo Drive, 9704 – 9818 (even), and 9715 – 9805 Quattro Avenue | Approved¹

Franklin Township, Council District #25
D-5II (FF)
Ryan Homes, by Joseph D. Calderon

Modification of Commitments related to petition 2021-CZN-831 to terminate Commitment 30 (current commitment prohibits the installation of playsets or similar play equipment designed for children anywhere in the development), and to modify Commitment 32 to replace the word “shall” with the word “may” in the first line in reference to the Homeowner’s Association providing maintenance services including yard work, snow removal, and leaf cleanup (current commitment states that the Homeowner’s Association shall offer to provide maintenance services including yard work, snow removal, and leaf cleanup).

20. 2025-CZN-842 | 6290 North College Avenue | Approved¹ to CCC November 3, 2025

Washington Township, Council District #7
D-7 (FF) (TOD)
Obscure Investors, LLC, by Joseph D. Calderon

Rezoning of 0.42-acre from the D-7 (FF) (TOD) district to the C-3 (FF) (TOD) district to provide for neighborhood commercial uses.

21. **2025-REG-033 | 2955 North Meridian Street | Approved**
Center Township, Council District #12
C-S (RC) (TOD)
2955 Indy IN, LLC, by Michael Rabinowitch

Regional Center Approval to provide for a mixed-use development consisting of a dance studio, commercial retail, and residential uses, including townhomes and 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. 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	01/01/2025 – 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](https://www.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](https://www.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...”