



Metropolitan Development Commission Hearing (March 18, 2026) Meeting Notice **MDC 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, March 18, 2026

Time: 1:00 PM

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

Attendance: **Dillon, Garver, Herget, Lyle, Murphy, Robinson, Schumacher, West**

Absence: **Moriarty**

Business:

Adoption of Meeting Minutes: **March 4, 2026 | Adopted**

Special Requests:

Walk-on special request: Waiver of the 3-month wait period required before filing a new Petition (2026-ZON-026, 3565 South Keystone Avenue) after the withdrawal of Petitions (2026-CZN-802 / 2026-CVR-802) at the same location | Granted Waiver

Policy Resolutions:

ECONOMIC DEVELOPMENT / INCENTIVES:

1. 2026-A-008 | Approved

Preliminary Economic Revitalization Area Resolution for TAG Midwest Properties LLC, located at 8205, 8215 and 8345 Georgetown Road, 4635 West 84th Street, and 4925 West 86th Street, Council District #1, Pike Township. (Recommend approval of six (6) years real property tax abatement.)

2. 2026-A-009 | Approved

Preliminary Economic Revitalization Area Resolution for TC Heartland LLC, dba Heartland Food Products Group, located at 8205, 8215 and 8345 Georgetown Road, 4635 West 84th Street, and 4925 West 86th Street, Council District #1, Pike Township. (Recommend approval of six (6) years personal property tax abatement.)

PLANNING:

3. 2026-P-002 | Approved

Authorizes an appointment to the Plat Committee of the Metropolitan Development Commission.

Zoning Petitions:

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

4. 2026-APP-002 | 1733 Central Avenue | Approved
Center Township, Council District #13

PK-2
Paul Musielak

Park District Two approval to provide for the construction of a single-family dwelling and a three-car detached garage.

5. 2025-ZON-112 (Amended) | 641 Langsdale Avenue and 2110, 2058 Dr. Martin Luther King Jr. Street | Continued to May 6, 2026

Center Township, Council District #12
2058 Property Group LLC, by Joel Bruns

Rezoning of 12.6 acres from the C-7 and I-4 (W-1) districts to the I-2 (W-1) district to provide industrial uses.

6. 2025-ZON-134 | 1759 West Morris Street | Approved to CCC April 6, 2026

Center Township, Council District #18
Lyles Construction Group, by Matthew Lyles

Rezoning of 0.129 acres from the C-4 district to the D-8 classification to provide for residential uses.

7. 2025-ZON-139 (Amended) | 1055 and 1095 East 52nd Street | Approved to CCC April 6, 2026

Washington Township, Council District #7
EMR Mulligan Properties, LLC, by Misha Rabinowitch

Rezoning of 0.80-acre from the D-5 (W-5) district to the MU-2 (W-5) classification.

PETITIONS OF NO APPEAL (RECOMMENDED FOR DENIAL):

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

8. COMPANION PETITIONS RECOMMENDED FOR APPROVAL BY HEARING EXAMINER, APPEAL FILED BY REMONSTRATOR:

2025-CAP-856 / 2025-CVR-856 (2nd Amended) | 6400, 6449, 6500, 6559, 6565, 6600, and 6833 Kentucky Avenue, and 6700, 7924, 7944, 8002, 8032, and 8210 Camby Road | Approved 2025-CAP-856, subject to commitments. Approved 2025-CVR-856 (2nd Amended), subject to commitments.

Decatur Township, Council District #21
I-2
Sabey Data Center Properties, LLC, by Mindy Westrick Brown

Modification of Commitments, related to 2020-CZN-834, to add and modify commitments associated with a proposed data center use, including details of a closed-loop air cooled system, commitment to pay all related costs associated with a proposed substation and energy infrastructure for said data center, develop the site in accordance with the site plan and building elevations, file dated December 29, 2025, to provide for building heights of 30 feet for East Building A and 50 feet for West Building B, to provide for sidewalks, outdoor amenities, loading docks, short-term truck parking, landscaping, connection to sewers for various addresses on Camby Road, and dedication of public streets.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a data center technology park (not permitted) and to provide for 200 parking spaces (minimum 708 parking spaces, or one parking space for each 1,500 square feet of floor area required).

~~Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit structure height in excess of 50 feet but no more than 75 feet within the Airspace Secondary Overlay, due to parapets and roof structures for the housing of elevators, stairways, air conditioning apparatus, cooling towers, ventilating fans, skylights, or similar equipment to operate and maintain the structure (maximum of 50-foot structures permitted).~~

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit utility

yards and outdoor operational areas exceeding 25 percent of the gross floor area of the principal buildings for Building A (maximum of 120 percent) and Building B (maximum of 160 percent), due to the operational and infrastructure requirements associated with the proposed data center use (25 percent of gross floor area permitted) and to allow utility yards and outdoor operational areas a minimum of 200 feet from a protected district (500 feet required).

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
Megan Garver (Vice-President)	Mayor	01/01/2026 – 12/31/2026
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
Daniel Moriarty	City-County Council	08/11/2025 – 08/11/2026
Brigid Robinson	Mayor	01/01/2026 – 12/31/2026
Gregg West	City-County Council	05/05/2025 – 05/25/2026

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...”