



Metropolitan Development Commission (July 15, 2026) Meeting Notice

Meeting Details

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

Date: Wednesday, July 15, 2026

Time: 1:00 PM

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

Business:

Adoption of Meeting Minutes: July 1, 2026

Special Requests

Policy Resolutions:

REAL ESTATE:

1. 2026-R-021

Authorizes the Department of Metropolitan Development to use locally available funds in an amount not to exceed \$15,000 to demolish a structure located at 2638 / 2640 East 10th Street to facilitate investigation and removal of underground storage tanks.

ECONOMIC DEVELOPMENT / INCENTIVES:

2. 2026-A-014

Preliminary Economic Revitalization Area Resolution for Metrobloks, LLC, located at 2505 North Sherman Drive, Council District #8, Center Township. (Recommend approval of ten (10) years real property tax abatement.)

3. 2026-A-015

Preliminary Economic Revitalization Area Resolution for Metrobloks, LLC, located at 2505 North Sherman Drive, Council District #8, Center Township. (Recommend approval of fifteen (15) years enhanced personal property tax abatement.)

4. 2026-A-019 (For Public Hearing)

Resolution authorizes an amendment to the 2023 Real Property Tax Abatement approved by Resolution 2023-A-026 at Alfa Laval U.S. Group Services Real Estate LLC. 5820 Meritage Parkway, Council District #25, Franklin Township.

5. 2026-A-033 (For Public Hearing)

Final Economic Revitalization Area Resolution for CCBCC Operations, LLC, located at 5000 West 25th Street, Council District #11, Wayne Township. (Recommend approval of four (4) years personal property tax abatement.)

6. 2026-A-034 (For Public Hearing)

Zoning Petitions:

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

7. 2026-APP-011 | 5001 East Raymond Street

Center Township, Council District #19

SU-9 (FW) (FF)

City of Indianapolis, by Kevin Montgomery

Special Use District Nine Approval to provide for a six-foot-tall fence within the front yard of Emerson Avenue, per plans filed.

8. 2026-ZON-016 | 3030 Southeastern Avenue

Center Township, Council District #18

JO & CE Real Estate LLC, by Dylan Seesman

Rezoning of 0.34-acre from D-5 (FF) to MU-2 (FF), for an existing building to be renovated for commercial retail uses and up to six dwelling units on the second floor.

9. 2026-ZON-027 | 1611 East 18th Street

Center Township, Council District #8

Diamonds Xellent Investments LLC (Diego Gomez), by Jorge Oscar Gonzales Vasquez

Rezoning of 0.12-acre from the C-3 district to the D-8 district to provide for residential developmen

10. 2026-ZON-029 | 1003 West 30th Street

Center Township, Council District #12

Skyline General Contracting Corp, by Jorge Gonzales

Rezoning of 0.09-acre from the C-3 district to the D-5 district to provide for residential use. development.

11. 2026-ZON-030 (Amended) | 3505 South Harding Street

Perry Township, Council District #22

Jose de Jesus Padilla Zavala, by Jorge Oscar Gonzales

Rezoning of 0.24-acre from the D-4 (FF) district to the C-1 (FF) district to provide for a multi-tenant building.

12. 2026-ZON-038 | 1830 Shelby Street

Center Township, Council District #18

Abiodun Babalola (Truworth Realty LLC), by Leyla Paz

Rezoning of 0.15 acres from the MU-1 (TOD) district to the D-5 district to provide for the construction of a duplex.

13. 2026-ZON-046 | 3216 East 25th Street

Center Township, Council District #8

Felipe M Mata, by RG Development, LLC (Josh Smith)

Rezoning of .379-acre from the C-3 to the D-5 district to allow for residential uses.

14. 2026-CZN-813 (Amended) | 1127 South East Street

Center Township, Council District #18

Josh Smith

Rezoning of 0.12-acre from the C-5 district to the D-8 district to provide for a multi-unit dwelling, consisting of two units.

15. 2026-CAP-824 | 4107 East Washington Street

Center Township, Council District #13

SU-7 (TOD)
Shepherd Community, Inc., by Mindy Westrick Brown

Modification of Commitments related to 2005-ZON-123, to provide for modifying Commitment 4 of Attachment 'C', to permit construction of a community center expansion, with the site plan filed with this petition (development of the site required to be generally compliant with the site plan, file-dated August 9, 2005), and to provide for terminating Commitment 10 of Attachment 'C' requiring existing freestanding sign and sign pole removal within 60 days of the issuance of an Improvement Location Permit.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

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

2026-CVR-815 (Amended) / 2026-CPL-815 | 305 Fintail Drive

Warren Township, Council District #20

I-3

DCB Indianapolis, LLC, by Mindy Westrick Brown

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for construction of a data center (not permitted), consisting of up to two buildings, up to a total of 330,000 square feet, with no less than 100 parking spaces (minimum 330 parking spaces required).

Approval of a Subdivision Plat to be known as Replat of Block A of Thunderbird Commerce Center, subdividing 32.406 acres into two lots.

17. REZONING PETITION TRANSFERRED BY HEARING EXAMINER FOR INITIAL HEARING:

2026-ZON-057 | 3709 East Washington Street

Center Township, Council District #18

Englewood Community Development Corporation, by Joseph D. Calderon

Rezoning of 2.49 acres from the I-2 (TOD), C-4 (TOD) and D-10 (TOD) districts to the D-10 (TOD) district to provide for residential development.

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
Vacant	Mayor	
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	06/01/2026 – 05/07/2027

This meeting can be viewed live at [indy.gov: Channel 16 Live Web Stream](https://indy.gov/Channel16LiveWebStream). 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://indy.gov/WatchPreviouslyRecordedPrograms).