Metropolitan Development Commission
(August 19, 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, August 19, 2026 **Time:** 1:00 PM

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

Business:

Adoption of Meeting Minutes:

July 15, 2026

August 5, 2026

Special Requests

Policy Resolutions:

REAL ESTATE:

1. **2026-R-024**

   Authorizes the Department of Metropolitan Development to extend an existing on-call agreement with Wiss, Janney, Elstner Associates to provide ongoing engineering services for DMD-owned property to December 31, 2026.

2. **2026-R-025**

   Authorizes the Department of Metropolitan Development to amend the existing agreement with Stevenson Legal Group by increasing the overall contractual not to exceed amount by $20,000.

3. **2026-R-026**

   Authorizes the Department of Metropolitan Development to sell the property located at 1322 Columbia to the owner of the adjacent business at the appraised value.

4. **2026-R-027**

   Authorizes the Department of Metropolitan Development to convey title or an option to purchase title of Property to transferee as approved by Vacant to Vibrant Review Committee for the purpose of providing development that will best serve the interest of the City.

ECONOMIC DEVELOPMENT / INCENTIVES:

5. **2026-A-016 (For Public Hearing)**

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

****Request will be made to continue to September 2, 2026**

6. **2026-A-017 (For Public Hearing)**

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

****Request will be made to continue to September 2, 2026**

7. **2026-A-042**

Preliminary Economic Revitalization Area Resolution for Sabey Data Center Properties LLC, located at 6400 Kentucky Avenue, Council District #21, Decatur Township. (IEDI recommends approval of ten (10) year real property tax abatement.)

8. **2026-A-043**

Preliminary Economic Revitalization Area Resolution for Sabey Data Center Properties LLC, located at 6400 Kentucky Avenue, Council District #21, Decatur Township. (IEDI recommends approval of fifteen (15) year enhanced personal property tax abatement.)

Zoning Petitions:

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

9. **2026-REG-015 | 412 West McCarty Street, 1717 and 1721 Chadwick Street**
Center Township, Council District #18
CBD-2 (RC)
TWG 412 McCarty Street, LLC, by Joseph D. Calderon

Regional Center Approval to provide for a six-story, mixed-use development, consisting of 270 dwelling units, 204 parking spaces within an integrated parking garage, and approximately 6,500 square feet of commercial and retail space.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

10. PROPOSAL TO AMEND THE ZONING AND SUBDIVISION CONTROL ORDINANCE OF INDIANAPOLIS-MARION COUNTY, INDIANA:

2026-AO-001 (Amended)

A proposal for a General Ordinance to amend Chapter 740-202 (Definitions) and 742-109 (Special Use Districts), pertaining to data center development, of the Consolidated Zoning and Subdivision Control Ordinance for Indianapolis-Marion County.

11. REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2026-ZON-060 | 1305 Broad Ripple Avenue
Washington Township, Council District #7
Zinkan Enterprises, by Misha Rabinowitch

Rezoning of 1.54 acres from the D-5 district to the D-P district to provide for a mixed-use development consisting of 94 multi-family dwellings and approximately 9,000 square feet of neighborhood and service commercial uses.

****Petitioner request for continuance for cause to October 21, 2026**

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
Vacant	City-County Council	
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. The recording of this meeting will also be archived (along with recordings of other City/County entities) at indy.gov: Watch Previously Recorded Programs.

METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA
Resolution No. 2026-R-024

WHEREAS, the Department of Metropolitan Development ("DMD"), by authority of and pursuant to I.C. 36-7-15.1, engages in redevelopment activities within the Marion County Redevelopment District Area, Marion County, Indiana ("Redevelopment Area"); and

WHEREAS, Pursuant to I.C. 36-7-15.1, the Metropolitan Development Commission ("Commission") acts as the redevelopment commission of the Consolidated City of Indianapolis ("City); and, consistent with the policy and purpose of I.C. 36-7-15.1, has a duty to promote the use of land in the manner that best serves the interests of the City and its inhabitants and broad authority to take actions to remediate environmental contamination and foster redevelopment; and

WHEREAS, in order to carry out the duties described in I.C. 36-7-15.1, DMD requires timely access to a broad array of engineering consulting services, including structural assessments, property surveys and incidental related services ("Services"); and

WHEREAS, in order to complete design of necessary repairs to DMD-owned properties, DMD has executed a supplement to an on-call contract with Wiss, Janney, Elstner Associates, Inc.; and

WHEREAS, DMD desires to extend said contract, through December 31, 2026, in order to complete work already underway utilizing funds available from all sources of funding.

NOW, THEREFORE, BE IT RESOLVED:

1. That the DMD is hereby authorized by the Commission to extend contract for Services with Wiss, Janney, Elstner Associates, Inc., through December 31, 2026 and to utilize funds available from all sources of funding.

2. The Director of the DMD is hereby authorized to execute all necessary documents for the contract in accordance with this resolution.

Approved as to Adequacy of Legal Form:

Sheila Kinney

Sheila Elliott Kinney
Assistant Corporation Counsel
Date: 8/12/2026

Metropolitan Development Commission:

John J. Dillon, III
MDC President
Date:

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2026-R-025

WHEREAS, the Metropolitan Development Commission of Marion County (the "Commission") is authorized to approve the employment of all persons engaged by contract to render professional or consulting services for the Department of Metropolitan Development ("DMD"); and

WHEREAS, in Resolution No. 2021-R-027, the Commission authorized DMD to enter into an agreement with Stevenson Legal Group, to perform legal services; and

WHEREAS, in Resolution No. 2022-R-048, the Commission authorized DMD to extend the agreement with Stevenson Legal Group to December 31, 2023; and

WHEREAS, in Resolution No. 2023-R-036, the Commission authorized DMD to extend the agreement with Stevenson Legal Group to December 31, 2024; and

WHEREAS, in Resolution No. 2024-R-021, the Commission authorized DMD to extend the agreement with Stevenson Legal Group to December 31, 2025; and

WHEREAS, in Resolution No. 2025-R-046, the Commission authorized DMD to extend the agreement with Stevenson Legal Group to December 31, 2026; and

WHEREAS, in Resolution No. 2026-R-017, the Commission authorized DMD to extend the agreement with Stevenson Legal Group to December 31, 2027, and add $20,000 in additional fee; and

WHEREAS, DMD wishes to add $20,000 in additional fees to the agreement with Stevenson Legal Group.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Development Commission of Marion County as follows:

1. The Commission hereby authorizes DMD to amend the agreement with Stevenson Legal Group to add $20,000.00 in locally available funds.

2. The Director of the Department of Metropolitan Development is hereby authorized and directed to take such further actions and execute such documents as she deems necessary or advisable to effectuate the authorizations set forth in this Resolution.

3. This Resolution shall take effect immediately upon adoption by the Commission.

Approved as to Legal Form and Adequacy:	Metropolitan Development Commission:
Sheila Kinney	
Sheila Kinney, Assistant Corporation Counsel	John J. Dillon III, President
Date: 8/11/2026	Date:

Disposition-1322 Columbia
Real Estate – August 2026

METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA
Resolution No. 2026-R-026

WHEREAS, The City of Indianapolis, Department of Metropolitan Development ("DMD"), is engaging in disposition and redevelopment activities within the Marion County Redevelopment District in Marion County, Indiana ("Redevelopment District"); and

WHEREAS, pursuant to I.C. 36-7-15.1-6, and 7(a) (2) the Metropolitan Development Commission ("MDC") is charged with the responsibility of promoting the use of land in the manner that best serves the interest of the City of Indianapolis ("City") and its inhabitants, both from the standpoint of human needs and economic values and has the authority to convey property acquired for use in the redevelopment of areas needing redevelopment on the terms and conditions that the commission considers best for the City and its inhabitants; and

WHEREAS, DMD has explored various disposition options for the City-owned property at 1322 Columbia Avenue (“Property’) and concluded that facilitating expansion of the adjacent business at 1302 Columbia Avenue would be the current the highest and best use of the Property.

WHEREAS, DMD wishes to dispose of the Property to the owner of the adjacent business at an appraised price of $22,800.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Metropolitan Development Commission does hereby authorize the DMD to promptly convey the Property as described above to promote the use of land in the manner that best serves the interest of the City and its inhabitants.
2. The DMD Director is hereby authorized to execute the necessary documents, with such terms and provisions as may be deemed necessary or appropriate to best accomplish the objectives set forth herein and all actions heretofore taken by any such official toward the completion thereof are hereby ratified, confirmed, and approved, for the conveyance of said Property in accordance with this Resolution.

Approved as to Adequacy & Legal Form

Sheila Kinney
____

Sheila Kinney, Asst. Corp Counsel

Date: 8/6/2026

Metropolitan Development Commission

____

John J. Dillon III, President

Date: _______________________________

Multiple Properties
Real Estate Conveyance
Multiple Transferees

METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA
Resolution No. 2026-R-027

WHEREAS, The City of Indianapolis ("City"), Department of Metropolitan Development ("DMD"), is engaging in disposition and redevelopment activities within the Marion County Redevelopment District in Marion County, Indiana ("Redevelopment District"); and

WHEREAS, pursuant to I.C. 36-7-15.1-6, the Metropolitan Development Commission ("MDC") is charged with the responsibility of promoting the use of land in the manner that best serves the interest of the City and its inhabitants, both from the standpoint of human needs and economic values; and

WHEREAS, the MDC has acquired real property listed on the attached Exhibit A located in the Redevelopment District, in multiple areas of the City ("Property"); and

WHEREAS, in accordance with IC 36-7-15.1-7, the MDC may hold, use, sell, exchange, lease, rent, invest in, or otherwise dispose of, through any combination of methods, property acquired for use in the redevelopment of areas needing redevelopment on the terms and conditions that the MDC considers best for the City and its inhabitants; and

WHEREAS, DMD desires to convey title or an option to purchase title to the Property to Transferees listed in Exhibit A for the sale prices listed in Exhibit A in consideration of and subject to the terms of a Project Agreement ("Agreement") to carry out the development proposal as presented to and approved by Vacant to Vibrant Review Committee for the purpose of providing development that will best serve the interest of the City.

NOW, THEREFORE, BE IT RESOLVED THAT:

1.The Metropolitan Development Commission hereby authorizes the DMD to convey title or an option to purchase title of the Property to Transferees listed in Exhibit A, subject to the terms of the Agreement as described and for the sale listed in Exhibit A.

2.The DMD Director is hereby authorized to execute the necessary documents, with such terms and provisions as may be deemed necessary or appropriate, including without limitation, commitments to be made by Transferees listed in Exhibit A in the Agreement to best accomplish the objectives set forth herein and all actions heretofore taken by any such official toward the completion thereof are hereby ratified, confirmed and approved, for the conveyance of said Property in accordance with this Resolution.

Approved as to Adequacy & Legal Form	Metropolitan Development Commission
Sheila Kinney	
Sheila Kinney, Asst. Corp Counsel	John J. Dillon III, President
Date: 8/12/2026	Date:

Exhibit A

Address	Parcel Number	Transferee	Sale Program	Sale Price
735 N COLORADO AVE	1010727	A&E Legacy LLC	Standard	$39,000
230 NEWHART ST	5018895	Resting Places Development Corp	Option	$500
1856 LUTHER ST	1017250	Resting Places Development Corp	Option	$500
1442 W 33RD ST	1002752	Resting Places Development Corp	Option	$500

METROPOLITAN DEVELOPMENT COMMISSION OF MARION COUNTY, INDIANA

FINAL ECONOMIC REVITALIZATION AREA RESOLUTION

RESOLUTION NO. 2026-A-016

REAL PROPERTY TAX ABATEMENT

Metrobloks LLC
2505 North Sherman Drive

WHEREAS, I.C. 6-1.1-12.1 allows a partial abatement of property taxes attributable to "redevelopment or rehabilitation" activities (hereinafter "Project") in "Economic Revitalization Areas"; and

WHEREAS, I.C. 6-1.1-12.1 empowers the Metropolitan Development Commission (hereinafter "Commission") to designate Economic Revitalization Areas and determine the length of the abatement period for such property by following a procedure involving adoption of a preliminary resolution, provision of public notice, conducting of a public hearing, and adoption of a resolution confirming the preliminary resolution or a modified version of the preliminary resolution; and

WHEREAS, the Commission has established in Resolution No. 01-A-041, 2001, certain standards and procedures for the designation of Economic Revitalization Areas for the partial abatement of property taxes attributable to redevelopment or rehabilitation activities; and

WHEREAS, I.C. 6-1.1-12.1 empowers the Commission, at the time an Economic Revitalization Area is designated, to limit the dollar amount of the deduction that will be allowed with respect to a project; and

WHEREAS, I.C. 6-1.1-12.1 requires an applicant for Economic Revitalization Area designation to provide a statement of benefits and requires the Commission, before it makes a decision to designate such an area as an Economic Revitalization Area, to determine that the Project can be reasonably expected to yield the benefits identified in the statement of benefits and determine that the totality of benefits arising from the Project is sufficient to justify Economic Revitalization Area designation; and

WHEREAS, a business (hereinafter "Applicant") named in the attachment to this Resolution, which is incorporated herein by reference, has an ownership interest in the geographical area (hereinafter "Subject Real Estate") described in such attachment; and

WHEREAS, the Applicant has requested the Subject Real Estate be designated as an Economic Revitalization Area for the purpose of achieving property tax savings in connection with the Project set forth in the attachment to this Resolution and occurring on the Subject Real Estate; and

WHEREAS, during a preliminary hearing at 1:00 p.m. on Wednesday, July 15, 2026 the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area and recommended the appropriate length of the abatement period for such Area, and the Commission adopted **Preliminary Resolution No. 2026-A-014 ("Preliminary Resolution")** preliminarily designating the Subject Real Estate as an Economic Revitalization Area for an abatement period of ten (10) years ("Preliminary Resolution"); and

WHEREAS, a copy of such Preliminary Resolution was properly filed with the Marion County Assessor and proper legal notices were published indicating the adoption and substance of such Preliminary Resolution and stating when and where such final hearing would be held; and

WHEREAS, pursuant to Commission Resolution No. 01-A-041, 2001, the Applicant and the City have entered into a Memorandum of Agreement which shall be utilized to measure compliance with the proposed Project described in the attachment to this Resolution; and

WHEREAS, proper legal notices were published indicating the adoption of such Preliminary Resolution and stating when and where such final public hearing would be held.

NOW, THEREFORE, IT IS RESOLVED:

1. The Commission now confirms, amends, adopts, and approves such Preliminary Resolution and thereby finds, and establishes the area as an Economic Revitalization Area subject to the conditions that designation as an Economic Revitalization Area allows the abatement of property taxes only relative to the Project and the effectiveness of the designation can be terminated by action of the Commission if:

   A. The Applicant is unable to secure approval of the necessary variance or rezoning petition to provide for the proposed development.

   B. Construction on the Subject Real Estate is not in substantial conformance with the Project description contained in the final resolutions as supplemented by information in the application, site plan and elevations; or

   C. Construction of the Project is not initiated within one (1) year of the date a final resolution designating the Subject Real Estate as an Economic Revitalization Area is adopted.

2. The Economic Revitalization Area designation terminates five (5) years after the date a final resolution is adopted ; however, relative to redevelopment or rehabilitation completed before the end of the five (5) year period or **December 31, 2031**, this termination does not limit the period of time the Applicant or successor owner is entitled to receive a partial abatement of property taxes to a period of less than ten (10) years.

3. This Economic Revitalization Area designation is limited to allowing the partial abatement of property taxes attributable to redevelopment or rehabilitation activities: **This designation does not allow abatement of property taxes for installation of new manufacturing equipment under I.C. 6-1.1-12.1-4.5**. Pursuant to IC 6-1.1-12.1-2 (i), the Commission hereby limits the dollar amount of the deduction that will be allowed, with respect to redevelopment and rehabilitation activities occurring in the ERA.

4. Pursuant to I.C. 6-1.1-12.1-17, the Commission desires to utilize an alternative abatement schedule. The alternative schedule shall allow for **60% deduction** of the increased property taxes for each of the ten years of the real property tax abatement. This incentive is contingent upon the Company investing no less than two hundred fifty million dollars **$250,000,000** in qualified real property improvements.

5. The Commission has determined that the Project can reasonably be expected to yield the benefits identified in the attached "statement of benefits" and the "statement of benefits" is sufficient to justify the partial abatement of property taxes requested, based on the following findings:

   A. The estimate of the value of the proposed Project is reasonable for projects of that nature.

   B. The estimate of the number of individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed Project.

   C. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed Project.

   D. Other benefits about which information was requested are benefits which can reasonably be expected to result from the proposed Project.

   E. The "Totality of Benefits" is sufficient to justify the deduction.

6. Under the authority of I.C. 6-1.1-12.1, the Commission directs the Department of Metropolitan Development to survey projects receiving Economic Revitalization Area designation for compliance with job creation/retention figures, salaries associated with these figures and investment figures contained in the applicant's approved Final Economic Revitalization Area Resolution, the Memorandum of Agreement executed by and between the applicant and the City, and/or the statement of benefits form. The Commission may reduce the dollar amount, or rescind the deduction in its entirety, and/or require repayment of all or a portion of the deductions received by the applicant for failure to achieve the benefits identified in the Memorandum of Agreement and/or "statement of benefits", or for failure to respond to the mandatory survey.

7. The Commission directs the Department of Metropolitan Development to survey the Project described in the attachment to this Resolution annually for twelve (12) years. The dates of the twelve(12) surveys shall be on or about the following dates: 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, and 2040.

8. The Subject Real Estate and Project area are approved for an abatement period of **ten (10) years**.

9. A copy of this Resolution shall be filed with the Marion County Auditor.

[Remainder left intentionally blank, signatures to follow]

PROPOSED ABATEMENT SCHEDULE
REAL PROPERTY TAX ABATEMENT

YEAR OF DEDUCTION	PERCENTAGE
1st	60%
2nd	60%
3rd	60%
4th	60%
5th	60%
6th	60%
7th	60%
8th	60%
9th	60%
10th	60%

METROPOLITAN DEVELOPMENT COMMISSION

____
John J. Dillion III, President

____
Date

Approved as to Legal Form
and Adequacy this 29th day
of July 2026.

Sheila Kinney
____
Sheila Kinney,
Assistant Corporation Counsel

STAFF ANALYSIS
REAL PROPERTY TAX ABATEMENT

Area Surrounding Subject Real Estate: The site is located at the intersection of 25th Street and North Sherman Drive, situated just south of the railroad tracks with frontage along North Sherman Drive.

Current Zoning:......................I-2

New Jobs Created: ....40 at $46.14/hr.

Jobs Retained: N/A

Estimated Cost of proposed project: $250,000,000.00

STAFF ANALYSIS

Metrobloks is a recently established U.S.-based developer and operator of next-generation data center infrastructure, formed in 2024 to address rapidly increasing demand for high-performance computing capacity supporting enterprise, cloud, and AI-driven workloads. The company specializes in delivering end-to-end development services, including site selection, power coordination, infrastructure buildout, and long-term operations. Metrobloks has indicated that Indianapolis offers competitive advantages for digital infrastructure investment due to available industrial sites, strong utility partnerships, and proximity to major fiber routes. The company has been engaged with City staff and local stakeholders to ensure alignment with long-term economic development and community objectives.

The proposed project consists of a multi-building data center campus located at 2505 N. Sherman Drive in the Martindale–Brightwood community. The campus is anticipated to include up to two buildings totaling approximately 332,000 square feet, constructed in phases based on customer demand and availability of utility infrastructure, particularly power. Metrobloks plans to invest approximately $250 million in real property improvements and essential facility infrastructure, with additional investment in enterprise IT equipment installed in alignment with construction timelines. The project structure anticipates significant additional tenant-driven computing equipment investment over time, contingent on power allocation at the site.

The data center campus is expected to generate meaningful economic benefits for Marion County through large-scale capital investment, job creation, and ongoing operations. Metrobloks has committed to prioritizing local hiring and workforce development in partnership with workforce agencies, community colleges, and technical training providers. These efforts are intended to create pathways into data center operations, electrical and mechanical trades, and critical-infrastructure careers. Staff notes that the project represents a long-term, high-value asset in an industry that continues to expand rapidly, positioning Indianapolis as a competitive location for advanced digital infrastructure.

Data centers require substantial upfront investment in specialized power and mechanical systems, and the project remains highly mobile given competing jurisdictions offering similar site characteristics with more aggressive incentive structures. Metrobloks is also working with the District Councilor, Indy Economic Development Inc. (IEDI), and the City to contribute to pedestrian infrastructure improvements, affordable housing initiatives that support broader neighborhood connectivity and development in Martindale–Brightwood.

The applicant is requesting a tax abatement to help offset the high costs of investment associated with this proposed Project. Granting the property tax abatement will assist the petitioner in making this Project more economically feasible by phasing in the increased tax liability resulting from the investments. In the opinion of the City's development partner, Indianapolis Economic Development, Inc., a project such as this would not be economically feasible without the tax abatement incentive. Indianapolis Economic Development staff believes that tax abatement is an appropriate tool to assist with this Project and to support continued development within Marion County. For these reasons, staff believes tax abatement to be an appropriate tool for development.

Staff believes this Project does comply with the requirements of Metropolitan Development Commission Resolution No. 01-A-041, 2001 concerning the granting of property tax abatement.

RECOMMENDATION: DMD Staff at the recommendation of Indianapolis Economic Development, Inc., forwards resolution 2026-A-016 for consideration of approval of ten(10) years real property tax abatement.

TOTALITY OF BENEFITS

PETITIONER: Metrobloks, LLC

INVESTMENT: Staff estimates that the proposed investment of $250,000,000.00 should result in an increase to the tax base of approximately $83,070,100.00 of assessed value. Staff estimates that over the ten (10) year real property tax abatement period the petitioner will realize savings of approximately $13,579,865.15 (a 60% savings). During the abatement period, the petitioner is expected to pay an estimated $9,090,795.85 in real property taxes relative to the new investment. This is in addition to the current taxes being paid on the properties in the amount of $4,641.25 annually (2025 pay 2026 taxes). After the tax abatement expires, the petitioner can be expected to pay an estimated $2,267,066.10 in real property taxes annually on the new improvements, in addition to the annual taxes attributable to the current value of the land.

EMPLOYMENT: The petitioner estimates that this project will create a minimum of forty (40) positions at an average wage of not less than $46.14/hr. Staff finds these figures to be reasonable for a project of this nature.

OTHER BENEFITS: Staff believes this Project is significant for Cener Township in terms of new taxes and potential job creation and retention. Furthermore, staff believes the petitioner's Project will lead to continued future investment and development in Marion County.

STAFF COMMENT: DMD Staff at the recommendation of Indianapolis Economic Development Inc., believes the "Totality of Benefits" arising from the Project are sufficient to justify the granting of the tax abatement.

.

PROJECT SUMMARY

Factual Information

Applicant: Metrobloks, LLC

Subject Real Estate: 2505 North Sherman Drive

Lawrence Township Parcel Numbers: 1098703

PROJECT DESCRIPTION

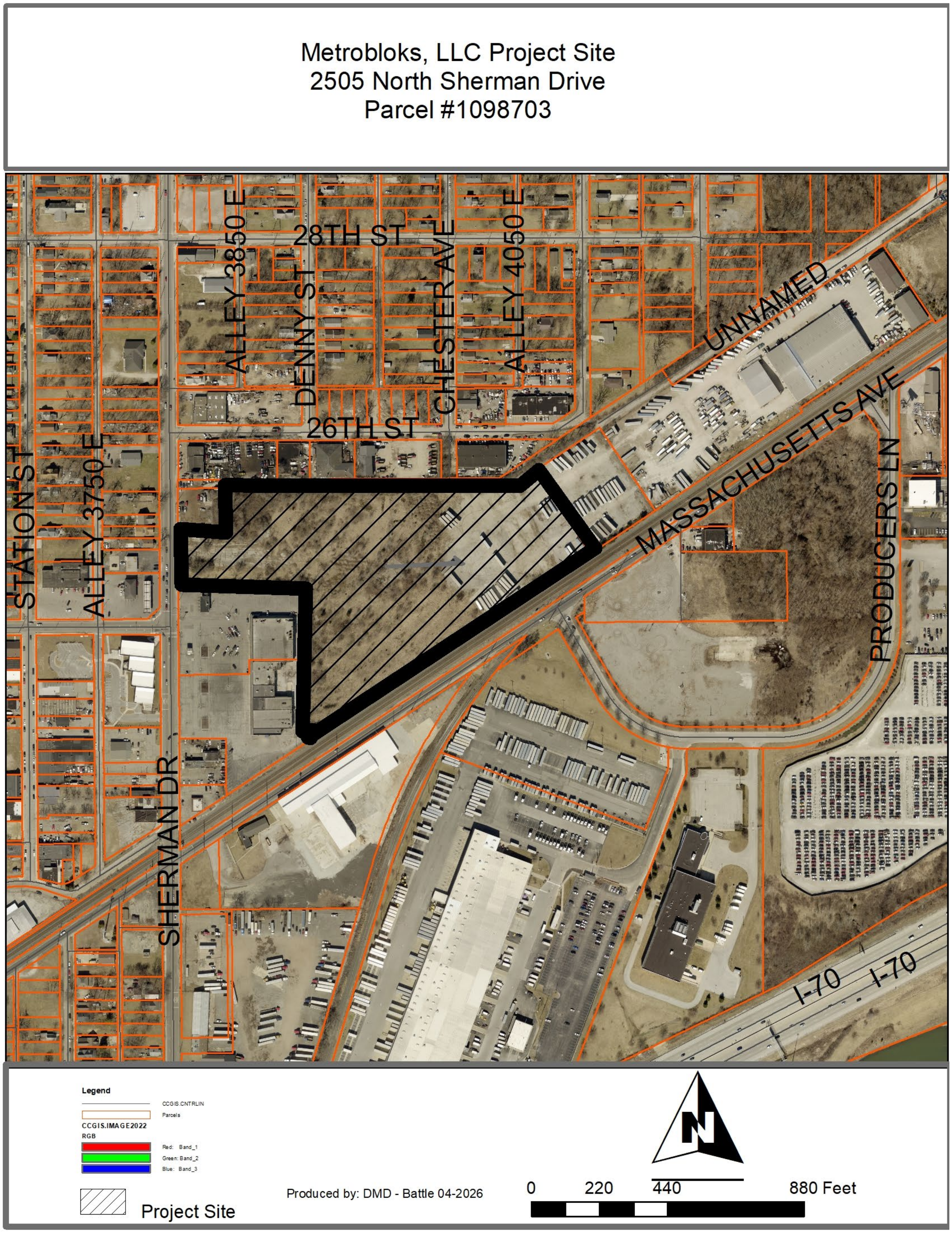
Metrobloks, a U.S. based developer of next-generation data center infrastructure, is planning a multi-building data center campus at 2505 N. Sherman Drive. Since 2024 to meet rising demand for high-performance computing, the company provides end-to-end development services from site selection to long-term operations. The Indianapolis campus may include up to two buildings totaling about 332,000 square feet, developed in phases based on customer demand, utility readiness, and available power.

The project includes approximately $250 million in real property and IT infrastructure investments, supported by up to $7.2 billion in partnerships with major equipment manufacturers. Once completed, the facility will support enterprise, cloud, and advanced computing workloads while generating economic benefits through capital investment, job creation, and ongoing operations. Metrobloks will prioritize local hiring in partnership with workforce and training organizations in Marion County.

To ensure competitiveness in a capital-intensive industry, Metrobloks is seeking public support to offset significant upfront infrastructure costs and risks related to power and pre-leasing. Working alongside the District Councilor, Indy Economic Development Inc. (IEDI), and the Department of Public Works, the company also plans to contribute to pedestrian improvements, affordable housing development all supporting long-term development in the Martindale–Brightwood community.

RECOMMENDATION: DMD Staff at the recommendation of Indianapolis Economic Development, Inc., forwards resolution 2026-A-016 for consideration of approval of ten(10) years real property tax abatement.

Project Site-Map – Exhibit A



METROPOLITAN DEVELOPMENT COMMISSION OF

MARION COUNTY, INDIANA

FINAL ECONOMIC REVITALIZATION AREA RESOLUTION

Resolution No. 2026-A-2017

PERSONAL PROPERTY TAX ABATEMENT

Metrobloks, LLC
2505 North Sherman Drive

WHEREAS, I.C. 6-1.1-12.1 allows a partial abatement of property taxes attributable to the installation of new equipment (hereinafter the "Project") in Economic Revitalization Areas; and

WHEREAS, I.C. 6-1.1-12.1 empowers the Metropolitan Development Commission (hereinafter "Commission") to designate Economic Revitalization Areas and determine the length of the abatement period for such property by following a procedure involving adoption of a preliminary resolution, provision of public notice, conducting of a public hearing, and adoption of a resolution confirming the preliminary resolution or a modified version of the preliminary resolution; and

WHEREAS, the Commission has established in Resolution No. 01-A-041, 2001, certain standards and procedures for the designation of Economic Revitalization Areas for the partial abatement of property taxes attributable to the installation of new equipment; and

WHEREAS, I.C. 6-1.1-12.1 requires an applicant for Economic Revitalization Area designation to provide a Statement of Benefits and requires the Commission, before it makes a decision to designate such an areas as an Economic Revitalization Area, to determine that the Project can be reasonably expected to yield the benefits identified in the Statement of Benefits and determine that the totality of benefits arising from the project is sufficient to justify Economic Revitalization Area designation; and

WHEREAS, a business (hereinafter "Applicant") named in the attachment to this Resolution, which attachment is hereby incorporated by reference, has an ownership interest in the geographical area (hereinafter "Subject Real Estate") described in such attachment; and

WHEREAS, the Applicant has requested that the Subject Real Estate be designated as an Economic Revitalization Area for the purpose of achieving property tax savings in connection with the installation on the Subject Real Estate of certain new manufacturing, logistical distribution, information technology, and/or research and development equipment (hereinafter "Specified New Equipment"); and

WHEREAS, during a preliminary hearing at 1:00 p.m. on Wednesday**, July 15, 2026,** the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area and the Commission adopted **Preliminary Resolution No. 2026-A-015**, preliminarily designating the Subject Real Estate as an Economic Revitalization Area subject to the adoption of a confirming resolution by the Commission and subject to limiting conditions, and it fixed 1:00 p.m. on Wednesday, **August 19, 2026** in the Public Assembly Room of the City-County Building for the public hearing of remonstrances and objections from persons interested in whether the Subject Real Estate should be designated as an Economic Revitalization Area to allow for the installation of the specified New Equipment; and

WHEREAS, a copy of such Preliminary Resolution was properly filed with the Marion County Assessor and proper legal notices were published indicating the adoption and substance of such Preliminary Resolution and stating when and where such final hearing would be held; and

WHEREAS, pursuant to Commission Resolution No. 01-A-041, 2001, the Applicant and City have entered into a Memorandum of Agreement which shall be utilized to measure compliance with the proposed Project described in the attachment to this resolution; and

WHEREAS, at such final hearing, evidence and testimony, and Assertions 1 through 6 stated on the attachment to this Resolution, (along with all written remonstrances and objections previously filed) were considered by the Commission;

NOW, THEREFORE, IT IS RESOLVED:

1. The Commission now confirms, adopts and approves such Preliminary Resolution and thereby designates, finds and establishes the Subject Real Estate as an Economic Revitalization Area. This designation is subject to the conditions that designation allows abatement of property taxes only relative to the installation of the Specified New Equipment on the Subject Real Estate. However, at the written request of the Applicant, the Director of the Department of Metropolitan Development is allowed to authorize in writing, substitutions, modifications and additions which are not substantial in nature to the specified New Equipment, prior to March 1 of the year in which the initial certified deduction application for the Specified New Equipment is filed with the Township Assessor.

2. The **Economic Revitalization Area designation terminates December 31, 2043. Accordingly, partial abatement of property taxes is allowed relative to Specified New Equipment installed on the Subject Real Estate during the period August 19, 2026, to December 31, 2043**. However, termination of this designation does not limit the time the Applicant or successor owner is entitled to receive a partial abatement of property taxes, relative to Specified New Equipment installed on the subject real estate before termination of such designation, to a period of less than fifteen (15) years.

3. The partial abatement of property taxes attributable to the installation of the Specified New Equipment is subject to limitations contained in I.C. 6-1.1-12.1-4.5 (c) and (d).

4. This Economic Revitalization Area designation is limited to allowing partial abatement of property taxes attributable to the installation of the Specified New Equipment on the Subject Real Estate and does not allow the abatement of real property taxes attributable to redevelopment or rehabilitation activities under I.C. 6-1.1-12.1-3.

5. The Commission has determined that the Project can reasonably be expected to yield the benefits identified in the attached "Statement of Benefits" and that the "Statement of Benefits" is sufficient to justify the partial abatement of property taxes requested, based on the following findings:

   A. The estimate of the cost of the Specified New Equipment is reasonable for equipment of that type.

   B. The estimate of the number of individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed installation of the Specified New Equipment.

C. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed installation of the Specified New Equipment.

D. Other benefits about which information was requested are benefits which can reasonably be expected to result from the proposed installation of the Specified New Equipment.

E. The "Totality of Benefits" is sufficient to justify the deduction.

6. Under the authority of I.C. 6-1.1-12.1-5.1(b), the Commission directs the Department of Metropolitan Development to survey projects receiving Economic Revitalization Area designation for compliance with job creation/retention figures, salaries associated with these figures and investment figures contained in the Applicant's approved Final Economic Revitalization Area Resolution, the Memorandum of Agreement executed by and between the applicant and the City, and/or the Statement of Benefits form. The Commission may reduce the dollar amount, or rescind the deduction in its entirety, and/or require repayment of all or a portion of the deductions received by the applicant for failure to achieve the benefits identified in the attached Memorandum of Agreement and/or "Statement of Benefits" or failure to respond to the mandatory survey.

7. The Commission directs the Department of Metropolitan Development to survey the project described in the attachment to this Resolution annually for a total of fifteen (15) years plus two (2) additional years. The dates of the seventeen (17) of surveys shall be on or about the following dates: **2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045.**

8. The Subject Real Estate and Project area are approved for an abatement period of fifteen (15) years.

9. A copy of this Resolution shall be filed with the Marion County Auditor.

METROPOLITAN DEVELOPMENT COMMISSION

____

John J. Dillon III, President

____

Date

Approved as to Legal Form
and Adequacy this 29th day

of July 2026.

Sheila Kinney
____
Sheila Kinney
Assistant Corporation Counsel

STAFF COMMENT
PERSONAL PROPERTY TAX ABATEMENT

Street Address:…………. 2505 North Sherman Drive

New Jobs Created:........... 40 at $46.14/hr.

Jobs Retained:.................. N/A

Estimated Cost of Equipment: $406,000,000.00 (Metrobloks) $7,200,000,000.00(Tenant)

STAFF ANALYSIS

Metrobloks is a recently established U.S.-based developer and operator of next-generation data center infrastructure, formed in 2024 to address rapidly increasing demand for high-performance computing capacity supporting enterprise, cloud, and AI-driven workloads. The company specializes in delivering end-to-end development services, including site selection, power coordination, infrastructure buildout, and long-term operations. Metrobloks has indicated that Indianapolis offers competitive advantages for digital infrastructure investment due to available industrial sites, strong utility partnerships, and proximity to major fiber routes. The company has been engaged with City staff and local stakeholders to ensure alignment with long-term economic development and community objectives.

The proposed project consists of a multi-building data center campus located at 2505 N. Sherman Drive in the Martindale–Brightwood community. The campus is anticipated to include up to two buildings totaling approximately 332,000 square feet, constructed in phases based on customer demand and availability of utility infrastructure, particularly power. Metrobloks plans to invest approximately $250 million in real property improvements and essential facility infrastructure, with additional investment in enterprise IT equipment installed in alignment with construction timelines. The project structure anticipates significant additional tenant-driven computing equipment investment over time, contingent on power allocation at the site.

The data center campus is expected to generate meaningful economic benefits for Marion County through large-scale capital investment, job creation, and ongoing operations. Metrobloks has committed to prioritizing local hiring and workforce development in partnership with workforce agencies, community colleges, and technical training providers. These efforts are intended to create pathways into data center operations, electrical and mechanical trades, and critical-infrastructure careers. Staff notes that the project represents a long-term, high-value asset in an industry that continues to expand rapidly, positioning Indianapolis as a competitive location for advanced digital infrastructure.

Data centers require substantial upfront investment in specialized power and mechanical systems, and the project remains highly mobile given competing jurisdictions offering similar site characteristics with more aggressive incentive structures. Metrobloks is also working with District Councilor, Indy Economic Development Inc. (IEDI), and the City to contribute to pedestrian infrastructure improvements and affordable housing initiatives that support broader neighborhood connectivity and development in Martindale–Brightwood.

The applicant is requesting a tax abatement to help offset the high costs of investment associated with this proposed Project. Granting the property tax abatement will assist the petitioner in making this Project more economically feasible by phasing in the increased tax liability resulting from the investments. In the opinion of the City's development partner, Indianapolis Economic Development, Inc., a project such as this would not be economically feasible without the tax abatement incentive. Indianapolis Economic Development staff believes that tax abatement is an appropriate tool to assist with this Project and to support continued development within Marion County. For these reasons, staff believes tax abatement to be an appropriate tool for development.

Staff believes this project does comply with the requirements of Metropolitan Development Commission Resolution No. 01-A-041, 2001 concerning the granting of personal property tax abatement.

RECOMMENDATION: DMD Staff at the recommendation of Indianapolis Economic Development Inc., forwards resolution 2026-A-017 for consideration of approval of fifteen (15) years personal property tax abatement.

STATEMENT OF BENEFITS

PETITIONER: **Metrobloks, LLC**

INVESTMENT: Staff estimates that the proposed investment of $406,000,000.00 should result in an increase to the tax base of approximately $389,400,000.00 of assessed value in the first year of operation. Staff estimates that over the fifteen (15) year enhanced personal property tax abatement period the petitioner will realize savings of approximately $42,497,629.28 (an 88.9% savings). During the abatement period, the petitioner is expected to pay an estimated $5,305,882.14 in personal property taxes related to the new equipment. After the tax abatement term expires, the petitioner can be expected to pay an estimated $81,997.74 in personal property taxes annually related to the new equipment.

Staff estimates that the proposed investment of $7,200,000,000.00 should result in an increase to the tax base of approximately $960,000,000.00 of assessed value in the first year of operation. Staff estimates that over each 5-year cycle of the (15) year enhanced personal property tax abatement period the petitioner will realize savings of approximately $112,963,406.40 (an 88.9% savings). During the abatement period, the petitioner is expected to pay an estimated $14,103,489.60 in personal property taxes related to the new equipment. After the tax abatement term expires, the petitioner can be expected to pay an estimated $15,719,616.60 in personal property taxes annually related to the new equipment.

EMPLOYMENT: The petitioner estimates that this project will create forty (40) new positions at an average or minimum wage of $46.14/hr. Staff finds these figures to be reasonable for a project of this nature.

OTHER BENEFITS: Staff believes this project is significant for Center Township in terms of new taxes and potential job creation and retention. Furthermore, staff believes the petitioner’s project will lead to continued future investment in Marion County.

STAFF COMMENT: DMD Staff at the recommendation of Indianapolis Economic Development Inc. believes the "Totality of Benefits" arising from the Project are sufficient to justify the granting of the tax abatement.

PROJECT SUMMARY

Applicant: **Metrobloks, LLC**

Subject Real Estate: 2505 North Sherman Drive

Center Township Parcel Number: #1098703

Project Description

Metrobloks, a U.S. based developer of next-generation data center infrastructure, is planning a multi-building data center campus at 2505 N. Sherman Drive. Formed in 2024 to meet rising demand for high-performance computing, the company provides end-to-end development services from site selection to long-term operations. The Indianapolis campus may include up to two buildings totaling about 332,000 square feet, developed in phases based on customer demand, utility readiness, and available power.

The project includes approximately $250 million in real property and IT infrastructure investments, supported by up to $7.6 billion in partnerships with major equipment manufacturers. Once completed, the facility will support enterprise, cloud, and advanced computing workloads while generating economic benefits through capital investment, job creation, and ongoing operations. Metrobloks will prioritize local hiring in partnership with workforce and training organizations in Marion County.

To ensure competitiveness in a capital-intensive industry, Metrobloks is seeking public support to offset significant upfront infrastructure costs and risks related to power and pre-leasing. Working alongside the District Councilor, Indy Economic Development Inc. (IEDI), and the Department of Public Works, the company also plans to contribute to pedestrian improvements, affordable housing development all supporting long-term development in the Martindale–Brightwood community.

New Jobs Created: 40 at $46.14/hr.

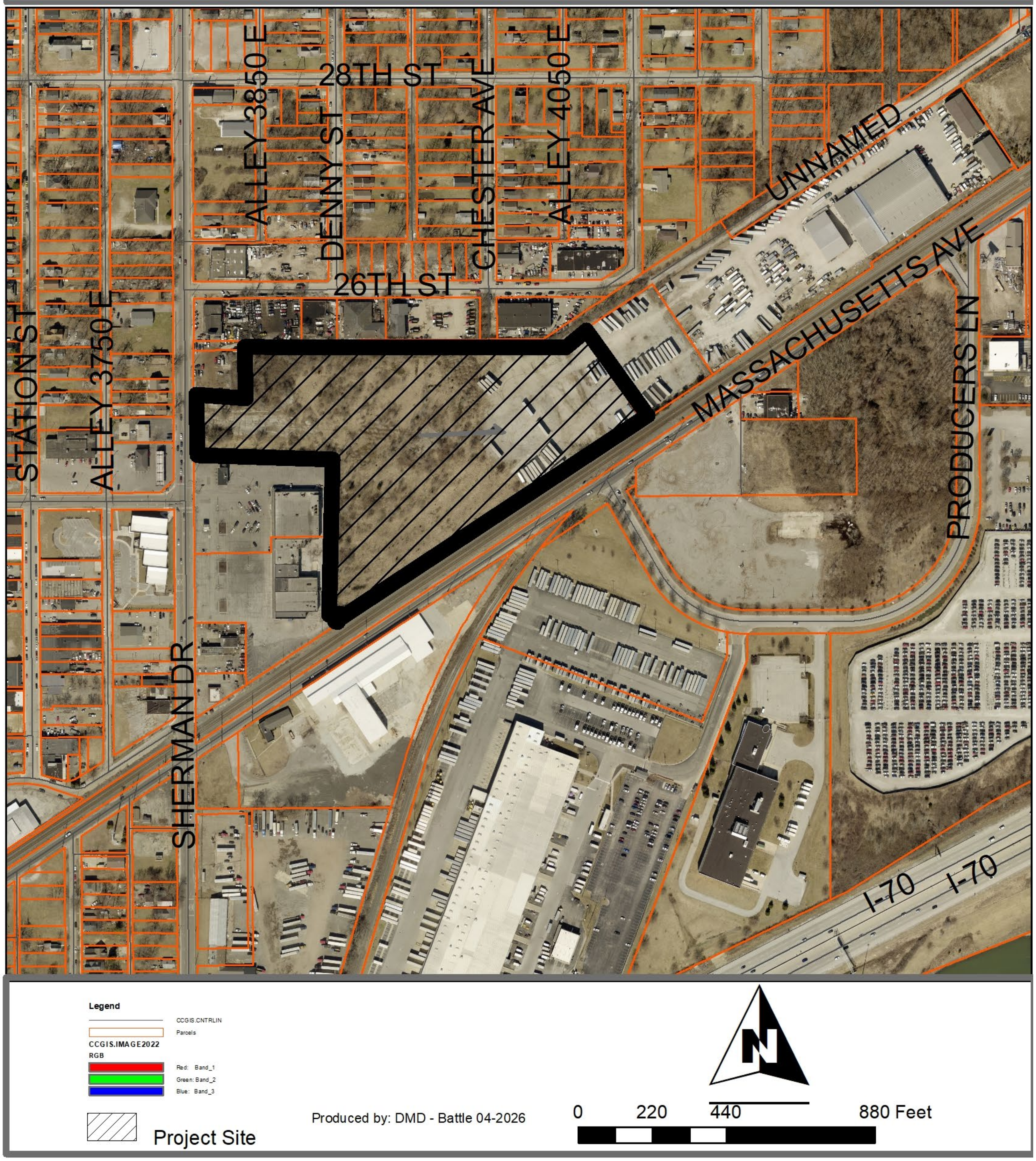
Job Retained: N/A

Estimated Cost of Project: $7,606,000,000.00

RECOMMENDATION: DMD Staff at the recommendation of Indianapolis Economic Development, Inc. forwards resolution 2026-A-017 for consideration of approval of fifteen (15) years personal property tax abatement.

EXHIBIT A - SITE MAP

Metrobloks, LLC Project Site
2505 North Sherman Drive
Parcel #1098703



Produced by: DMD - Battle 04-2026

METROPOLITAN DEVELOPMENT COMMISSION OF

MARION COUNTY, INDIANA

PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION

Resolution No. 2026-A-042

REAL PROPERTY TAX ABATEMENT

Sabey Data Center Properties LLC
6400 Kentucky Avenue

WHEREAS, I.C. 6-1.1-12.1 allows a partial abatement of property taxes attributable to "redevelopment or rehabilitation" activities (hereinafter "Project") in "Economic Revitalization Areas"; and

WHEREAS, I.C. 6-1.1-12.1 empowers the Metropolitan Development Commission (hereinafter "Commission") to designate Economic Revitalization Areas and determine the length of the abatement period and annual abatement schedule during the term of the abatement for such property by following a procedure involving adoption of a preliminary resolution, provision of public notice, conducting of a public hearing, and adoption of a resolution confirming the preliminary resolution or a modified version of the preliminary resolution; and

WHEREAS, the Commission has established in Resolution No. 01-A-041, 2001, certain standards and procedures for the designation of Economic Revitalization Areas for the partial abatement of property taxes attributable to redevelopment or rehabilitation activities; and

WHEREAS, I.C. 6-1.1-12.1 requires an applicant for Economic Revitalization Area designation to provide a statement of benefits and requires the Commission, before it makes a decision to designate such an area as an Economic Revitalization Area, to determine that the Project can be reasonably expected to yield the benefits identified in the statement of benefits and determine that the totality of benefits arising from the Project is sufficient to justify Economic Revitalization Area designation; and

WHEREAS, a business (hereinafter "Applicant") named in the attachment to this Resolution, which is incorporated herein by reference, has an ownership interest in the geographical area (hereinafter "Subject Real Estate") described in such attachment; and

WHEREAS, during a hearing at 1:00 p.m. on Wednesday, **August 19, 2026**, the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area, and sufficient evidence was provided which established Assertion 1 and some evidence was provided which tended to establish Assertions 2, 3, 4, 5, and 6 stated on the attachment to this Resolution.

NOW, THEREFORE, BE IT RESOLVED:

1. The Subject Real Estate is preliminarily designated as an Economic Revitalization Area for an abatement period of up to five (5) years with a proposed abatement schedule as shown on the attachment to this Preliminary Resolution. Final designation as an Economic Revitalization Area does not occur unless a resolution confirming this Preliminary Resolution is adopted in accordance with the governing statute.

2. Designation as an Economic Revitalization Area allows abatement of property taxes only for the period indicated relative to the Project. **The effectiveness of the designation can be terminated by action of the Commission if:**

   A. Construction on the Subject Real Estate is not in substantial conformance with the Project description contained in a final resolution as supplemented by information in the application, site plans, and elevations; or

   B. Construction of the Project is not initiated within two (2) year of the date a final resolution designating the Subject Real Estate as an Economic Revitalization Area is adopted.

3. In the event the investment period, as identified on the Statement of Benefits form, covers more than one assessment cycle, it is the intention of the Commission that Marion County Auditor shall treat each year of partial assessment as the first year of the abatement deduction schedule outlined in this abatement resolution. Each new increment of assessment that occurs during the approved investment period will trigger its own deduction schedule, ensuring that the Applicant is eligible to receive the full, intended abatement savings associated with its forecasted investment, provided that the Applicant timely files with Marion County a separate deduction application (State Forms CF-1 and 322/RE) for each new increment of assessment for which it seeks an abatement deduction.

4. The Economic Revitalization Area designation terminates **five (5) year**s after the date a final resolution is adopted; however, relative to redevelopment or rehabilitation completed before the end of the **five (5)** year period, or **December 31, 2031,** this termination does not limit the period of time the Applicant or successor owner is entitled to receive an abatement of property taxes to a period of up to ten (10) years.

5. This Economic Revitalization Area designation is limited to allowing the abatement of property taxes attributable to redevelopment or rehabilitation activities from: **September 2, 2026, until December 31, 2031. This designation does not allow abatement of property taxes for new manufacturing equipment pursuant to I.C. 6-1.1-12.1-4.5**. Pursuant to IC 6-1.1-12.1-2 (i), the Commission hereby limits the dollar amount of the deduction that will be allowed, with respect to redevelopment in the ERA, to those respective tax savings attributable to the redevelopment of a two (2) building campus at approximately **1,062,500 square feet**.

6. Under the authority of I.C. 6-1.1-12.1, the Commission directs the Department of Metropolitan Development to survey projects receiving Economic Revitalization Area designation for compliance with job creation/retention figures, salaries associated with these figures and investment figures contained in the Applicant's approved statement of benefits form. The annual date of survey shall be contained in a final resolution designating the property as an Economic Revitalization Area.

7. The Commission fixes 1:00 p.m. on Wednesday, **September 2, 2026**, in the Public Assembly Room of the City-County Building for the public hearing of remonstrances and objections from persons interested in the Project and directs the publication of notice of public hearing in accordance with the governing statute. At this hearing, the Commission will take action relative to this Preliminary Resolution and determine whether the Subject Real Estate should be designated as an Economic Revitalization Area, fix the length of the abatement period at up to ten (10) years and establish an abatement schedule.

8. A copy of this Resolution shall be filed with the Marion County Assessor.

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillon III, President

Date

Approved as to Legal Form
and Adequacy this 6th day
of August 2026

Sheila Kinney

Sheila Kinney,
Assistant Corporation Counsel

ATTACHMENT TO

METROPOLITAN DEVELOPMENT COMMISSION RESOLUTION

REAL PROPERTY TAX ABATEMENT

FACTUAL INFORMATION

Applicant: Sabey Data Center Properties LLC

Subject Real Estate: 6400 Kentucky Avenue

Decatur Township Parcel Numbers: 2003001, 2008623, 2008438, 2006614, 2008507, 2002499, 2000348, 2002482, 2006013, 2004144, 2003301, 2000527, 2003354, 2001658, 2005577, 2003001, 2005026, 2006376, 2006374

PROJECT DESCRIPTION

Sabey Data Center Properties LLC is proposing a $2 billion digital infrastructure investment in Decatur Township, where the company plans to develop a multi-building data center campus on approximately 130 acres near Kentucky Avenue and Camby Road. The project would include a 2-building campus up to 1,062,500 square feet of advanced, energy-efficient data center facilities supported by a dedicated electrical substation capable of delivering up to 250 megawatts of computing capacity. Designed to serve cloud providers, enterprise customers, and mission-critical operations, the campus will incorporate modern cooling technologies, extensive buffering and landscaping, closed loop cooling system to minimize water usage, and infrastructure improvements intended to support long-term reliability and sustainable performance.

Positioned as one of the largest private investments in Indianapolis history, the development is expected to generate hundreds of construction jobs and create about 75 permanent full-time roles with an average wage of $50.00/hr. Construction is anticipated to begin soon, with full buildout expected by 2031. As part of its commitments, Sabey has agreed to contribute 10% of its tax savings over the 10-year abatement period to support major infrastructure improvements tied to the city's broader workforce development initiatives, helping ensure the project's benefits extend into surrounding neighborhoods and the local talent pipeline.

FACTUAL ASSERTIONS :

1. The Subject Real Estate:

   A. ___ Is in a planned area which has a tax abatement policy as a part of its plan, or

   B. ___ is in a planned area which has a tax abatement policy as part of its plan, but such plan does not contain a recommendation for Economic Revitalization Area designation and the recommended length of abatement, or

C. X___ is not located in a planned area with a tax abatement policy.

2. X___ The Subject Real Estate and the surrounding area are undesirable for normal development.

3. The project is allowed by zoning restrictions applicable to the subject real estate, or the necessary variance, rezoning or approval petitions are on file at the time of this application and have final approval prior to a final hearing on this resolution.

A. ____ Current zoning allows project.

B. ____ Appropriate petition is on file.

C. X___ Final approval for variance, rezoning or approval petition has been granted.

4. A. X___ The application for Economic Revitalization Area designation was filed before a building permit was obtained, or construction work was initiated on the property, or

B. ___ substantial evidence has been provided supporting that work was started under the following appropriate exception:

5. A. X___ The Subject real estate is governed by Metropolitan Development Commission Resolution No. 01-A-041, 2001 Real Property Tax Abatement Policy for Commercial Projects, which allows up to ten years of abatement for qualifying development, or

B. ___ The project is eligible to receive ten (10) years tax abatement due to the following recognized exceptional circumstances which justify the longer deduction period:

6. The Subject Real Estate is:

A. X___ Located outside of a previously established allocation area as defined in I.C. 36-7-15.1-26, or

B. ___ Located in an allocation area, but has been determined by the Commission to be acceptable for real property tax abatement.

PROPOSED ABATEMENT SCHEDULE
REAL PROPERTY TAX ABATEMENT

YEAR OF DEDUCTION	PERCENTAGE
1^{st}	60%
2^{nd}	60%
3^{rd}	60%
4^{th}	60%
5^{th}	60%
6^{th}	60%
7^{th}	60%
8^{th}	60%
9^{th}	60%
10^{th}	60%

STAFF ANALYSIS
REAL PROPERTY TAX ABATEMENT

Area Surrounding Subject Real Estate: The site is located along the east side of Kentucky Avenue (SR 67) on the southwest side of Indianapolis just north of Camby Road near Ameriplex Parkway.

Current Zoning:................I-2

New Jobs Created: ....75 at $50.00/hr.

Jobs Retained: ....N/A

Estimated Cost of proposed project: $2,098,176,640.00

STAFF ANALYSIS

Sabey Data Center Properties LLC is proposing a $2 billion real property investment for digital infrastructure, along with an additional $1.7 billion in personal property investment, in Decatur Township, representing one of the largest private capital projects in Indianapolis history. The company plans to develop a multi-building data center campus across approximately 130 acres near the intersection of Kentucky Avenue and Camby Road. This strategic location positions the project within a growing technology corridor while maintaining proximity to key transportation and utility assets.

The initial phase of the development includes a two-building compound totaling 1,062,500 square feet of advanced, energy efficient data center facilities. These structures will be designed to Tier-level reliability standards and supported by a dedicated on-site electrical substation capable of delivering up to 250 megawatts of computing capacity. The campus is engineered to serve hyperscale cloud providers, enterprise clients, and mission-critical government and commercial operations.

Sabey's design approach emphasizes sustainability, operational efficiency, and community integration. The campus will incorporate modern cooling technologies and a closed-loop water-reduction system that significantly minimizes long-term water usage. Extensive buffering, green space, and perimeter landscaping are planned to reduce visual and noise impacts on surrounding neighborhoods. Additionally, Sabey intends to construct or fund several infrastructure improvements that enhance long-term grid reliability and support the city's growing tech ecosystem.

Upon completion, Sabey anticipates creating roughly 75 permanent full-time positions with an average hourly wage of $50.00/hr., reflecting strong wage competitiveness within the metropolitan region's technology and infrastructure sectors. As part of its commitments under the proposed tax abatement, Sabey has agreed to contribute 10% of its tax savings to support major infrastructure improvements aligned with the city's broader workforce development initiatives.

The applicant is requesting a tax abatement to help offset the high costs of investment associated with this proposed Project. Granting the property tax abatement will assist the petitioner in making this Project more economically feasible by phasing in the increased tax liability resulting from the investments. In the opinion of the City's development partner, Indianapolis Economic Development, Inc., a project such as this would not be economically feasible without the tax abatement incentive. Indianapolis Economic Development staff believes that tax abatement is an appropriate tool to assist with this Project and to support continued development within Marion County. For these reasons, staff believes tax abatement to be an appropriate tool for development.

Staff believes this project does comply with the requirements of Metropolitan Development Commission Resolution No. 01-A-041, 2001 concerning the granting of property tax abatement.

RECOMMENDATION: DMD Staff at the recommendation of Indianapolis Economic Development Inc., forwards resolution 2026-A-010 for consideration of approval of ten (10) years real property tax abatement.

TOTALITY OF BENEFITS

PETITIONER: Sabey Data Center Properties LLC

INVESTMENT: Staff estimates that the proposed investment of **$2,098,176,640.00** should result in an increase to the tax base of approximately **$270,000,000.00** of assessed value. Staff estimates that over the ten (10) years real property tax abatement period the petitioner will realize savings of approximately **$49,592,943.58 (a 60% savings)**. During the abatement period, the petitioner is expected to pay an estimated **$33,061,962.38** in real property taxes relative to the new investment. This is in addition to the current taxes being paid on the properties in the amount of **$17,028.46** annually (pay 2026 taxes). After the tax abatement expires, the petitioner can be expected to pay an estimated **$8,263,764,.97** in real property taxes annually on the new improvements, in addition to the annual taxes attributable to the current value of the land.

EMPLOYMENT: The petitioner estimates that this project will create a minimum of **seventy-five (75)** positions at an average wage of not less than **$50.00/hr.** Staff finds these figures to be reasonable for a project of this nature.

OTHER BENEFITS: Staff believes this project is significant for Decatur Township in terms of new taxes and potential job creation and retention. Furthermore, staff believes the petitioner's project will lead to continued future investment and development in Marion County.

STAFF COMMENT: DMD Staff at the recommendation of Indianapolis Economic Development Inc., believes the "Totality of Benefits" arising from the project are sufficient to justify the granting of a tax abatement.

Project Site Map

METROPOLITAN DEVELOPMENT COMMISSION OF

MARION COUNTY, INDIANA

PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION

Resolution No. 2026-A-043

PERSONAL PROPERTY TAX ABATEMENT

Sabey Data Center Properties LLC
6400 Kentucky Avenue

WHEREAS, I.C. 6-1.1-12.1 allows a partial abatement of property taxes attributable to the installation of Equipment (hereinafter the "Project") in Economic Revitalization Areas; and

WHEREAS, I.C. 6-1.1-12.1 empowers the Metropolitan Development Commission (hereinafter "Commission") to designate Economic Revitalization Areas, determine the length of the abatement period and annual abatement schedule during the term of the abatement for such property and to limit the dollar amount of the deduction that will be allowed with respect to a Project, by following a procedure involving adoption of a preliminary resolution, provision of public notice, conducting of a public hearing, and adoption of a resolution confirming the preliminary resolution or a modified version of the preliminary resolution; and

WHEREAS, the Commission has established in Resolution No. 01-A-041, 2001, certain standards and procedures for the designation of Economic Revitalization Areas for the partial abatement of property taxes attributable to the installation of new equipment; and

WHEREAS, I.C. 6-1.1-12.1 requires an applicant for Economic Revitalization Area designation to provide a statement of benefits and requires the Commission, before it makes a decision to designate such an area as an Economic Revitalization Area, to determine that the Project can be reasonably expected to yield the benefits identified in the statement of benefits and determine that the totality of benefits arising from the Project is sufficient to justify Economic Revitalization Area designation; and

WHEREAS, a business (hereinafter "Applicant") named in the attachment to this Resolution, which attachment is hereby incorporated by reference, has a leasehold interest in the geographical area (hereinafter "Subject Real Estate") described in such attachment; and

WHEREAS, the Applicant has requested that the Subject Real Estate be designated as an Economic Revitalization Area for the purpose of achieving property tax savings in connection with the installation on the Subject Real Estate of certain new manufacturing, logistical distribution, information technology, and/or research and development equipment (hereinafter "Specified New Equipment"); and

WHEREAS, during a hearing at 1:00 p.m. on **Wednesday, August 19, 2026**, the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area and sufficient evidence was provided which tended to establish Assertions 1, 2, 3, 4, 5 and 6 stated on the attachment to this Resolution.

NOW, THEREFORE, BE IT RESOLVED:

1. The Subject Real Estate is preliminarily designated as an Economic Revitalization Area for an abatement period of five (5) years with a proposed abatement schedule as shown on the attachment to this Preliminary Resolution. Final designation as an Economic Revitalization Area does not occur unless a resolution confirming this Preliminary Resolution is adopted in accordance with the governing statute.

2. Designation as an Economic Revitalization Area allows a partial abatement of property taxes only relative to Specified New Equipment. However, on the written request of the Applicant, the Director of the Department of Metropolitan Development is allowed to authorize in writing, substitutions, modifications, and additions which are not substantial in nature to the specified New Equipment, prior to March 1 of the year in which the initial certified deduction application for new equipment is filed with the Indiana Department of Local Government Finance.

3. The **Economic Revitalization Area designation terminates December 31, 2043. Accordingly, partial abatement of property taxes is allowed relative to Specified New Equipment installed and in operation on the Subject Real Estate during the period September 2, 2026, to December 31, 2043**. However, termination of this designation does not limit the time the Applicant or successor owner is entitled to receive a partial abatement of property taxes, relative to Specified New Equipment installed on the subject real estate before termination of such designation, to a period of less than fifteen (15) years. Pursuant to IC 6-1.1-12.1-2 (i), the Commission hereby limits the dollar amount of the deduction that will be allowed, with respect to installation of specified new equipment in the ERA, to those respective tax savings attributable to an equipment investment of not greater than $2,151,823,360.

4. The partial abatement of property taxes attributable to the installation of Specified New Equipment is subject to limitations contained in I.C. 6-1.1-12.1-4.5 (c) and (d).

5. Pursuant to I.C. 6-1.1-12.1-17, the Commission desires to utilize an (alternative abatement schedule. The alternative schedule shall allow for **90% deduction** (abatement) of the increased property taxes for each of the fifteen (15) years of the real property enhanced tax abatement. In accordance with Indiana Code IC 6 1.1 12.1 18. beginning in year ten (10), this enhanced abatement is conditioned upon the Company holding a Notice Hearing with compliance update.

6. This Economic Revitalization Area designation is limited to allowing partial abatement of property taxes attributable to the installation of the Specified New Equipment on the Subject Real Estate and does not allow the abatement of real property taxes attributable to redevelopment or rehabilitation activities under I.C. 6-1.1-12.1-3.

7. Under the authority of I.C. 6-1.1-12.1, the Commission directs the Department of Metropolitan Development to survey projects receiving Economic Revitalization Area designation for compliance with job creation/retention figures, salaries associated with these figures and investment figures contained in the applicant's approved statement of benefits form. The annual date of survey shall be contained in a final resolution designating the property as an Economic Revitalization Area.

8. The Commission fixes 1:00 p.m. on **Wednesday September 2, 2026,** in the Public Assembly Room of the City-County Building for the public hearing of remonstrances and objections from persons interested in the Project and directs the publication of notice of public hearing in accordance with the governing statute. At this hearing, the Commission will take action relative to this Preliminary Resolution and determine whether the Subject Real

Estate should be designated as an Economic Revitalization Area and fix the length of the abatement period at fifteen (15) years.

9. A copy of this Resolution shall be filed with the Marion County Assessor.

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillon III, President

Date

Approved as to Legal Form
and Adequacy this 6th day
of August 2026

Sheila Kinney

Sheila Kinney
Asst Corporation Counsel

ATTACHMENT TO

METROPOLITAN DEVELOPMENT COMMISSION RESOLUTION

PERSONAL PROPERTY TAX ABATEMENT

FACTUAL INFORMATION

Applicant: Sabey Data Center Properties LLC

Subject Real Estate: 6400 Kentucky Avenue

Center Township Parcel Number: #2003001, 2008623, 2008438, 2006614, 2008507, 2002499, 2000348, 2002482, 2006013, 2004144, 2003301, 2000527, 2003354, 2001658, 2005577, 2003001, 2005026, 2006376, 2006374

PROJECT DESCRIPTION

Sabey Data Center Properties LLC is proposing a $2 billion real property investment for digital infrastructure, along with an additional $1.7 billion in personal property investment, in Decatur Township. The company plans to develop a multi-building data center campus on approximately 130 acres near Kentucky Avenue and Camby Road. The project would include a two-building campus of up to 1,062,500 square feet of advanced, energy-efficient data center facilities supported by a dedicated electrical substation capable of delivering up to 250 megawatts of computing capacity. Designed to serve cloud providers, enterprise customers, and mission-critical operations, the campus will feature modern cooling technologies, extensive buffering and landscaping, a closed-loop cooling system to minimize water usage, and infrastructure improvements intended to support long-term reliability and sustainable performance.

Positioned as one of the largest private investments in Indianapolis history, the development is expected to generate hundreds of construction jobs and create about 75 permanent full-time roles with an average wage of $50.00/hr. Construction is anticipated to begin soon, with full buildout expected by 2031. Personal Property will be refreshed over a 15-year period through year 2043. As part of its commitments, Sabey has agreed to contribute 10% of its tax savings over the abatement period to support major infrastructure improvements tied to the city's broader workforce development initiatives, helping ensure the project's benefits extend into surrounding neighborhoods and the local talent pipeline.

FACTUAL ASSERTIONS :

1. The application was filed with the Department of Metropolitan Development prior to the New Equipment being installed.

2. The specified New Equipment meets the definition of "New Manufacturing Equipment", "New Logistical Distribution Equipment", "New Information Technology Equipment", and/or "New Research and

Development Equipment" found in I.C. 6-1.1-12.1, as interpreted by the Indiana Department of Local Government Finance.

3. The specified New Equipment will be installed on the Subject Real Estate in one of the following types of facilities:

☐ Existing facility

☐ Expanded facility

☒ New facility

☐ Vacated or converted facility

4. The facility meets the appropriate requirements:

A. of an existing, expanded, or vacated or converted facility, and

☐ the area in which the facility is located has become "undesirable for normal development" (as defined in Metropolitan Development Commission Resolution No. 01-A-041, 2001), or

☐ the operation in the facility is a distressed business (as defined in Resolution No. 97-A-110, 1997), and

☐ the specified new equipment is being installed to relieve the conditions causing the business to be distressed, and

☐ the facility is technologically, economically, or energy obsolete, continued obsolescence of which may lead to a decline in employment and tax revenues.

B. of a new facility, and

☒ the area in which the facility is located has become "undesirable for normal development" (as defined in Metropolitan Development Commission Resolution No. 01-A-041, 2001), or

☐ the operation in the facility is a distressed business (as defined in Resolution No. 97-A-110, 1997), and

☐ the specified new equipment is being installed to relieve the conditions causing the business to be distressed, and

☐ the facility is technologically, economically, or energy obsolete, continued obsolescence of which may lead to a decline in employment and tax revenues.

5. The facility will benefit Marion County by creating or retaining permanent jobs, increasing the property tax base, avoiding environmental harm, securing the attraction, retention, or expansion of targeted businesses.

6. The Subject Real Estate on which the facility is or will be located

☒ outside an Allocation Area as defined in I.C. 36-7-15.1-26; or

☐ inside an Allocation Area but has been determined by the Commission to be acceptable for personal property tax abatement.

PROPOSED ABATEMENT SCHEDULE
PERSONAL PROPERTY TAX ABATEMENT
Sabey Data Center Properties, LLC

YEAR OF DEDUCTION	PERCENTAGE
1st	90%
2nd	90%
3rd	90%
4th	90%
5th	90%
6th	90%
7th	90%
8th	90%
9th	90%
10th	90%
11th	90%
12th	90%
13th	90%
14th	90%
15th	90%

STAFF COMMENT
PERSONAL PROPERTY TAX ABATEMENT

Street Address: 6400 Kentucky Avenue

New Jobs Created: 75 at $50.00/hr.

Jobs Retained: N/A

Estimated Cost of Equipment: Sabey - $401,823,360.00 Sabey Tenant - $1,750,000,000.00

STAFF ANALYSIS

Sabey Data Center Properties LLC is proposing a $2 billion real property investment for digital infrastructure, along with an additional $1.7 billion in personal property investment, in Decatur Township, representing one of the largest private capital projects in Indianapolis history. The company plans to develop a multi-building data center campus across approximately 130 acres near the intersection of Kentucky Avenue and Camby Road. This strategic location positions the project within a growing technology corridor while maintaining proximity to key transportation and utility assets.

The initial phase of the development includes a two-building compound totaling 1,062,500 square feet of advanced, energy efficient data center facilities. These structures will be designed to Tier-level reliability standards and supported by a dedicated on-site electrical substation capable of delivering up to 250 megawatts of computing capacity. The campus is engineered to serve hyperscale cloud providers, enterprise clients, and mission-critical government and commercial operations.

Sabey's design approach emphasizes sustainability, operational efficiency, and community integration. The campus will incorporate modern cooling technologies and a closed-loop water-reduction system that significantly minimizes long-term water usage. Extensive buffering, green space, and perimeter landscaping are planned to reduce visual and noise impacts on surrounding neighborhoods. Additionally, Sabey intends to construct or fund several infrastructure improvements that enhance long-term grid reliability and support the city's growing tech ecosystem.

Upon completion, Sabey anticipates creating roughly 75 permanent full-time positions with an average hourly wage of $50.00/hr., reflecting strong wage competitiveness within the metropolitan region's technology and infrastructure sectors. As part of its commitments under the proposed tax abatement, Sabey has agreed to contribute 10% of its tax savings to support major infrastructure improvements aligned with the city's broader workforce development initiatives.

The applicant is requesting a tax abatement to help offset the high costs of investment associated with this proposed Project. Granting the property tax abatement will assist the petitioner in making this Project more economically feasible by phasing in the increased tax liability resulting from the investments. In the opinion of the City's development partner, Indianapolis Economic Development, Inc., a project such as this would not be economically feasible without the tax abatement incentive. Indianapolis Economic Development staff believes that tax abatement is an appropriate tool to assist with this Project and to support continued development within Marion County. For these reasons, staff believes tax abatement to be an appropriate tool for development.

Staff believes this project does comply with the requirements of Metropolitan Development Commission Resolution No. 01-A-041, 2001 concerning the granting of property tax abatement.

RECOMMENDATION: DMD Staff at the recommendation of Indianapolis Economic Development Inc., forwards resolution 2026-A-020 for consideration of approval of fifteen (15) years personal property tax abatement.

TOTALITY OF BENEFITS

PETITIONER: Sabey Data Center Properties LLC

(Sabey)

INVESTMENT: Staff estimates that the proposed phased investment of **$401,823,360.00** should result in an increase to the tax base of approximately **$108,078,840** of assessed value in the first year of operation. Staff estimates that over the fifteen (15) year enhanced personal property tax abatement period the petitioner will realize savings of approximately **$36,073,193.08** (an 90% savings). During the abatement period, the petitioner is expected to pay an estimated **$101,833,858.93** in personal property taxes related to the new equipment. After the tax abatement expires, the petitioner can be expected to pay an estimated **$1,732,622.00** in personal property taxes annually related to the new equipment.

(Sabey Tenant "Refresh")

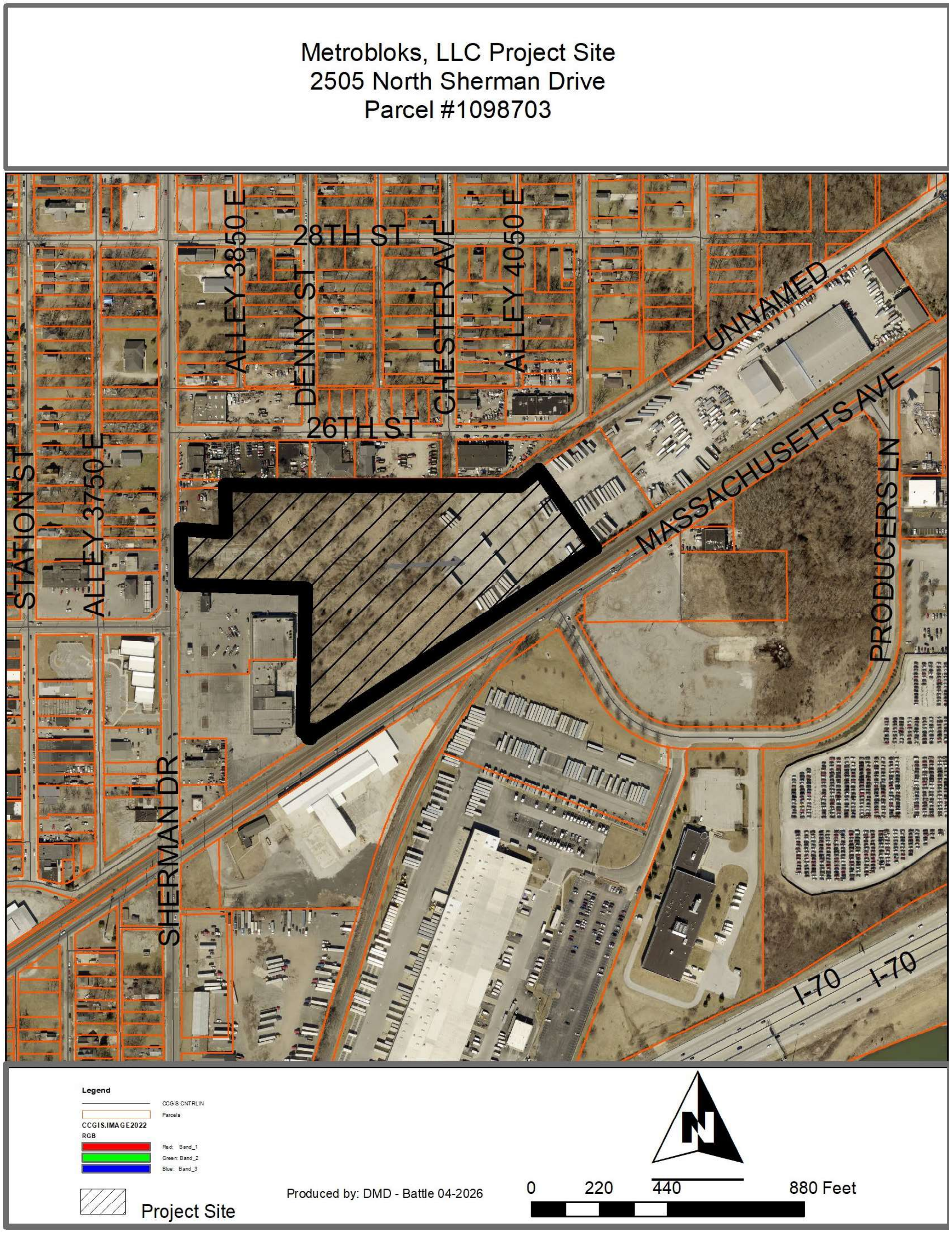
Staff estimates that the proposed phased investment of **$1,750,000,000.00** should result in an increase to the tax base of approximately **$400,000,000.00** of assessed value in the first year of operation. Staff estimates that over the fifteen (15) year enhanced personal property tax abatement period the petitioner will realize savings of approximately **$157,104,076.50** (an 90% savings). During the abatement period, the petitioner is expected to pay an estimated **$17,456,008.50** in personal property taxes related to the new equipment. After the tax abatement expires, the petitioner can be expected to pay an estimated **$7,545,825.00** in personal property taxes annually related to the new equipment.

EMPLOYMENT: The petitioner estimates that this project will create seventy-five (75) new positions at an average or minimum wage of $50.00/hr. Staff finds these figures to be reasonable for a project of this nature.

OTHER BENEFITS: Staff believes this project is significant for Decatur Township in terms of new taxes and potential job creation and retention. Furthermore, staff believes the petitioner's project will lead to continued future investment in Marion County.

STAFF COMMENT: DMD Staff at the recommendation of Indianapolis Economic Development Inc., believes the "Totality of Benefits" arising from the project are sufficient to justify the granting of the tax abatement.

PROJECT SITE



Department of Metropolitan Development
Division of Planning
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION	August 19, 2026

Case Number:	2026-AO-001 (Amended)
Location:	Indianapolis-Marion County, Indiana
Petitioner:	Department of Metropolitan Development
Request:	A proposal for a General Ordinance to amend Chapter 740-202 (Definitions) and 742-109 (Special Use Districts) pertaining to data center development, of the Consolidated Zoning and Subdivision Control Ordinance for Indianapolis-Marion County.
Staff Recommendations:	**Approve as amended**
Staff Reviewer(s):	Megan Vukusich, Director—Department of Metropolitan Development Carmen Lethig, Deputy Director—Department of Metropolitan Development Bryce Patz, Administrator—Current Planning

STAFF RECOMMENDATION

<u>Addendum for the August 19, 2026 Metropolitan Development Commission Hearing</u>

On August 10, 2026, the City-County Council approved an amendment to 2026-AO-001 (Amended), striking the proposed Special Use zoning provisions previously approved by the Metropolitan Development Commission on July 1, 2026, and replacing said language with the following:

<u>SECTION 1. Revised Code Section 742-109 sub part L of the Zoning Ordinance for Marion County, Indiana, shall be specifically reserved for data center regulations that shall be developed by staff after a moratorium ending no later than December 31, 2027, on the permitting or allowance of any and all data centers within the jurisdiction of the Metropolitan Planning Commission (MDC) to allow staff to consult with and convene a committee of experts and community members. This consultation shall include, but not be limited to, a review of existing structures and uses, standards specific to data center campus size, maximum building height, maximum footprint, sound levels including dBC and low-frequency noise, brownfield and other environmental concerns including subsurface testing, generator testing plans, and electronic waste disposal plans.</u>

<u>Section 740-202 of the Consolidated Zoning and Subdivision Control Ordinance of Indianapolis/Marion County, Indiana is hereby amended by adding the language that is underlined and deleting the language that is stricken-through, to read as follows:</u>

<u>Data Center: A facility used primarily for the storage, management, processing, and transmission of digital data and that houses computer or network equipment, systems, servers, appliances, and other associated components related to digital data storage, processing, and related operations. Data center</u>

uses include data storage facilities, server farms, artificial intelligence training or processing, image processing, cloud computing, email servicing, and similar uses. This definition does not include:

1. Information technology (IT) services and equipment which are incidental and subordinate to a primary, permitted use; or

2. A structure or facility where the primary use of such structure or facility is a Wireless Communications Facility, Substations and Utility Distribution Nodes, or a Public Safety Facility or Post Office, as defined in Chapter 740, Article II.

A facility shall not be excluded from the definition of data center solely because the data stored, managed, processed, or transmitted by the facility relates to wireless communications, broadband, public safety, or emergency communications.

Staff recommends approval of the 2026-AO-001 (Amended) as amended by City-County Council on August 10, 2026.

July 13, 2026 – MEDC Hearing

On July 13, 2026, the City-County Council Metropolitan and Economic Development Committee recommended amending 2026-AO-001 (Amended) to establish a temporary moratorium on data centers, as defined by the proposed ordinance, through no later than December 31, 2027.

The proposed moratorium would provide additional time to evaluate data center development and its potential impacts on Indianapolis and surrounding communities, including considerations related to noise, utilities, and public health, while allowing for additional community engagement and research prior to consideration of permanent zoning regulations.

Overall Legislative Timeline

- May 20, 2026 – MDC approves continuance of 2026-AO-001
- June 3, 2026 – MDC approves continuance of 2026-AO-001
- July 1, 2026 – Public Hearing at MDC for 2026-AO-001. MDC votes to send a favorable recommendation to City Council with amendments.
- July 6, 2026 – Full City-County Council Meeting – Proposal Introduction
- July 13, 2026 – City-County Council Metropolitan and Economic Development Committee Public Hearing. Committee votes to amend proposal to include language for a moratorium and sends a favorable recommendation to full City Council.
- August 10, 2026 – Full City-County Council Meeting. Council votes to amend proposal to include definition of data center and votes to approve with this amendment.
- August 19, 2026 – Anticipated MDC vote of City-Council approved proposal.

Department of Metropolitan Development
Division of Planning
Current Planning

Addendum for the July 1, 2026 Metropolitan Development Commission

Staff recommends approval of the proposed zoning ordinance amendment 2026-AO-001, subject to the following proposed amendments based on stakeholder engagement & feedback.

3. Protected District separation. Minimum separation of ~~200ft.~~ 400ft between the primary building of the data center facility and the property line of a Protected District (pertaining to industrial development).

4. Sound levels. Maximum sound levels associated with any component of a data center may not exceed ~~65~~ 55 decibels (dB), measured at or beyond the property line.

5. Mechanical equipment. All mechanical and electrical equipment will be screened from the view of the public right-of-way and adjoining properties.

- All backup generators are subject to compliance with Indiana Department of Environmental Management permitting under 326 Indiana Administrative Code (IAC) 2 and limited to emergency use only. Any and all testing of equipment or generators is prohibited between 5:00 p.m. and 7:00 a.m. and on Knozone action days.

9. Emergency Contact Information. All data centers shall provide signage with 24-hour emergency contact information that is visible at each access entrance. Signs shall include the company name (if applicable), the name and telephone number of a representative of the operator, and web address or other available identifier (i.e. Quick Response QR code) to the required publicly available online dashboard identified in Section 742-109(L).11.

10. Required site and operational plan(s):

1. All data centers shall be subject to an approved Site Plan, Plan of Operation, utility consumption and capacity reports which identify:

f. A water management plan detailing ~~how the facility will meet their anticipated cooling needs and how the used water will be discharged and disposed.~~ water use associated with the facility. The plan shall provide, at a minimum for both initial and full site build out:

1. Average and peak water use associated with facility operations.
2. Average and peak water use associated with energy generation.
3. Discharge location of used water including frequency, velocity, quality, and amount; a discharge location other than a sanitary sewer requires written approval from the administrator and/or designee, as assigned by the department of public works deputy director of the engineering division.
4. Measures taken to minimize water use in the initial facility design and planned efforts to monitor and minimize water consumption at the facility during operation.

h. A noise study and mitigation plan prepared by an acoustics engineer describing the facility's anticipated noise levels and all proposed mitigation efforts (e.g., sound walls, baffles, ventilation silencers, landscaping) that will be employed to ensure compliance with the maximum sound level standard. Prior to issuance of an ILP, a report that describes the methodology on how the property owner/operator shall measure and monitor decibel levels at the property line shall be submitted to ensure compliance with all rules and regulations related to permitted level of noise. The noise study and mitigation plan shall provide, at a minimum:

1. Existing ambient sound levels measured prior to construction at the property line and at adjacent protected districts.
2. Projected sound levels during normal operation of the facility;
3. Projected sound levels during peak operating conditions, including generator testing, simultaneous equipment operation, emergency backup operation, and other reasonably anticipated high-noise events;
4. The proposed locations, times, duration, weather conditions, equipment, and methodology for all sound measurements;
5. Identification of the applicable maximum sound level standard and an analysis demonstrating whether the facility is expected to comply with that standard at the property line; and
6. All proposed mitigation measures, including but not limited to sound walls, enclosures, baffles, ventilation silencers, acoustic louvers, equipment orientation, building placement, operational limitations, landscaping, berming, or other noise attenuation measures necessary to ensure compliance.

i. A decommissioning plan that provides, at a minimum:

1. Definition of the scope of the decommissioning process: full or partial decommission.
2. Anticipated timeline for the decommissioning process.
3. Identification of the required compliance measures with local, state and federal building code and environmental regulations.
4. Inventory Removal Plan including asset disposition, e-waste tracking reports and hazardous materials handling.
5. Identification of the required documentation for the destruction of inventory.
6. Facility Restoration Plan including the removal of all equipment, ~~and~~ restoration of the building ensuring that it is a building code compliant structure, and remediation of any environmental impacts and hazardous materials associated with the operation of the data center, up to contemporary standards defined by the environmental regulatory authority.

2. All proposed data centers shall provide written verification in the form of a will serve letter from the utility provider(s) and agencies serving the site. At a minimum, the utility provider(s) and agencies shall verify that:

d. Adequate water supply is available to meet the current customer demand and the expected demand of the data center facility and whether serving the data center is in alignment with the utility's most recent integrated water resource plan.

11. Minimum Commitments

1. At a minimum the following commitments shall be included with the approval of each SU-47 district and/or data center facility: "The property owner and/or designated operator shall (1)

submit an annual report to the Metropolitan Development Commission no later than January 31 of each calendar year for the duration of the facility's operation from the previous year. The annual report must be signed and notarized by the property owner and designated operator. (2) provide a publicly available online dashboard within six months of operation, and (3) resubmit water management plan and electricity capacity plan for review if facility operations change such that the originally submitted values will be exceeded. Revised operations are not to be initiated until the revised plans are approved."

1. The annual report shall include the following:
    i. Annual Energy Consumption Report including total annual electrical demand, peak energy demand data, summary of any on-site renewable energy generation systems serving the facility, documentation of any renewable energy offsets, renewable energy credits, power purchase agreements, or other renewable energy sourcing mechanisms utilized to offset facility consumption, general summary of any measures implemented to reduce operational energy impacts or improve energy efficiency during the reporting year, and confirmation of compliance with any approved local utility, state and/or federal requirements and commitments.
    ii. Annual Water Consumption Report including annual water consumption of the facility, specific water consumption for cooling systems including cooling system storage units, water consumption associated with energy generation; water conservation or reuse measures implemented in the last year and corresponding impact on water use, and confirmation of compliance with any approved local utility, state and/or federal requirements and commitments.
    iii. Annual Noise Compliance Report prepared by a qualified acoustic engineer documenting compliance of max decibel limits at the property line, including methodology of measurement. The report shall be prepared in accordance with the approved Noise Study and Mitigation Plan and shall include sound measurements conducted under the operating conditions identified in the approved plan, including normal operations and peak operations such as generator testing.
    iv. Annual Emergency Generator Testing Report which documents the frequency of generator testing, the duration of testing for each generator unit, testing schedule, and confirmation of compliance with all IDEM regulations
    v. A statement confirming that the facility continued to operate in substantial conformance with the approved development plan, commitments, and all applicable Special Use District standards.
2. The publicly available online dashboard shall include at a minimum the following information:
    i. Dates of upcoming planned generator testing.
    ii. Notice of other temporary changes that may impact the public.
    iii. The following information updated monthly with the data posted by the 15th day of the following month. A minimum of three years of data shall be maintained, allowing for trends to be identified:
        1. Electrical
            a. Monthly total electrical use and peak use
            b. Breakdown of electricity source (i.e. purchased from grid, renewable, etc.)
        2. Water

a. Monthly total facility water consumption and peak facility consumption
b. Monthly total energy water demand and peak energy water demand

The Department of Metropolitan Development (DMD) has conducted thorough research and has proposed reasonable and responsible regulations for data centers. If the Metropolitan Development Commission (MDC) and/or the City-County Council deem that further zoning research and community outreach is required before bringing forward a revised draft of zoning standards for data centers, the Department of Metropolitan Development (DMD) would highly recommend a temporary moratorium on data centers to carry out this additional directive.

ORDINANCE AMENDMENT OVERVIEW

Listed below are sections of the Consolidated Zoning Ordinance of Indianapolis-Marion County that staff is proposing be amended under 2026-AO-001.

Section	Included
Section 740-202	Addition of definition for Data Center.
Section 742-109(B)	Amend Table 742-109-1 to add the new SU-47 district for Data Center facilities.
Section 742-109(L)	Addition of standards required for the new SU-47 district for Data Center facilities.
Section 741-310	Add SU-47 (data center facilities) as a use not permitted in non-SU districts.

Research & Feedback

Below is a timeline outlining meetings held to research zoning standards, solicit feedback, and share draft standards with key stakeholders and the general public.

- March 2025 – DMD Current Planning staff begins research on data center zoning standards. See attached ‘Data Center Research Memo’.
- January 16, 2026 – Data Center Policy Conversation with Councilor Barth
- January 22, 2026 – Data Center Meeting with City Council members and DMD
- January 28, 2026 – City Council Environmental Sustainability Committee Data Center Discussion (Public Meeting)
- February 19, 2026 – City Council and DMD Working Group Meeting #1
- March 6, 2026 - Big City Directors Data Center Discussion. Various U.S. city planning departments discuss data center zoning standards cities are contemplating.
- March 11, 2026 – Central Indiana Regional Development Authority (CIRDA) Data Center Panel
- March 12, 2026 - City Council and DMD Working Group Meeting #2

- March 16, 2026 - City Council and DMD Working Group Meeting #3
- March 17, 2026 - City Council and DMD Working Group Meeting #4
- March 17, 2026 – DMD and Citizens Energy Group (CEG) Meeting
- March 23, 2026 - City Council and DMD Working Group Meeting #5
- April 1, 2026 - City Council and DMD Working Group Meeting #6
- April 7, 2026 – DMD, CEG, and AES coordination meeting
- April 9, 2026 – Indiana Department of Environmental Management (IDEM) provides info sheet on data center standards.
- April 10, 2026 – DMD presents Data Center Community Info Session Presentation to City of Indianapolis Department Directors
- April 13, 2026 – DMD presents Data Center Community Info Session to Mayor's Neighborhood Advocates
- April 13, 2026 – DMD presents Data Center Community Info Session to City Councilors
- April 14, 2026 - DMD presents Data Center Community Info Session to City Councilors
- April 21, 2026 – Press Release announcing Data Center Community Info Sessions. Data Center indy.gov webpage and 'Public Comment Form' open.
- April 21, 2026 - Registered Neighborhood Organization and Community Organization Info Session #1 - Proposed Data Center Zoning Standards. Recording is available online.
- April 22, 2026 - Registered Neighborhood Organization and Community Organization Info Session #2 - Proposed Data Center Zoning Standards. Recording is available online.
- April 28, 2026 – Community-wide Info Session #1 - Proposed Data Center Zoning Standards. Recording is available online.
- April 30, 2026 – Community-wide Info Session #2 - Proposed Data Center Zoning Standards. Recording is available online.
- May 6, 2026 – DMD presents at MDC Pre-meeting on proposed data center zoning standards.
- May 6, 2026 – DMD and City of Indianapolis Office of Sustainability Meeting
- May 11, 2026 – DMD Meeting with Indiana Department of Environmental Management (IDEM) Air Quality
- May 18, 2026 – Data Center online Public Comment form closes.
- June 3, 2026 – Indianapolis Economic Development, Inc presents at MDC Pre-meeting on data center incentive scorecard. 2026-AO-001 continued at Metropolitan Development Commission (MDC).
- June 17, 2026 – Indianapolis Economic Development, Inc presents at MDC Pre-meeting on data center incentive scorecard. 2026-AO-001 continued at Metropolitan Development Commission (MDC).
- June 18, 2026 – DMD posts recommended amendments to 2026-AO-001 on Data Center indy.gov webpage.
- June 22, 2026 – DMD and City of Louisville meeting to shard draft regulations, experience, and processes.
- June 24, 2026 – DMD watches African American Coalition of Indianapolis (AACI) and the Indianapolis Recorder Data Center Forum 2026.

Department of Metropolitan Development
Division of Planning
Current Planning

Public Comment

All comments received are included as an attachment to this report. A summary and analysis of public comments received through the Public Comment Form is included as an exhibit.

- 406 Registered Neighborhood Organizations and community organizations were invited to attend Info Sessions on April 21 & 22 and provide feedback through the public comment form.
- 431 individuals registered for the Data Center Informations Sessions held in April
- 123 individuals signed up to receive email notifications from DMD related to the Data Center Zoning Amendment
- 604 responses were received through the Public Comment Form
- 40 additional public comments have been received through email and mail

In addition to the public comments received related to 2026-AO-001, DMD received the following number of comments over the last year related to data center zoning petitions that were considered as a part of this amendment.

- 86 public comments for Google Data Center: 2025-CZN-814 / 2025-CVR-814
- 407 public comments for Sabey Data Center: 2025-CAP-856 / 2025-CVR-856
- 187 public comments for Metrobloks Data Center: 2025-ZON-124 / 2026-VAR-012
- 204 public comments for DC Blox: 2026-CPL-815 / 2026-CVR-815

Anticipated Legislative Timeline

- May 20, 2026 – MDC approves continuance of 2026-AO-001
- June 3, 2026 – MDC approves continuance of 2026-AO-001
- July 1, 2026 – Anticipated Public Hearing at MDC for 2026-AO-001
- July 6, 2026 – Anticipated City-County Council Meeting – Proposal Introduction
- July 13, 2026 – Anticipated City-County Council Metropolitan and Economic Development Committee Public Hearing
- August 10, 2026 – Anticipated City-County Council Meeting – Proposal Final Adoption

Your Committee, to which this proposal was referred, has amended the proposal to read as follows and recommends its adoption as amended.

CITY-COUNTY COUNCIL PROPOSAL NO. 238, 2026

CITY OF INDIANAPOLIS-MARION COUNTY, INDIANA

INTRODUCED: 7/6/2026

REFERRED TO: Metropolitan and Economic Development Committee

SPONSOR: Councilor Lewis

DIGEST: amends Chapter 740-202 (Definitions), 742-109 (Special Use Districts) and Table 743-208-1 of the Consolidated Zoning and Subdivision Control Ordinance of Indianapolis-Marion County, Indiana, concerning data center development

SOURCE:
Initiated by: Department of Metropolitan Development
Drafted by: Department of Metropolitan Development

LEGAL REQUIREMENTS FOR ADOPTION: Subject to approval or veto by Mayor

PROPOSED EFFECTIVE DATE: Adoption and approvals

GENERAL COUNSEL APPROVAL: Ms LaAnnette M. Pierce Date: July 2, 2026

CITY-COUNTY GENERAL ORDINANCE NO. , 2026

PROPOSAL FOR A GENERAL ORDINANCE to amend Chapter 740-202 (Definitions), 742-109 (Special Use Districts) and Table 743-208-1 of the Consolidated Zoning and Subdivision Control Ordinance of Indianapolis-Marion County, Indiana, concerning data center development.

WHEREAS the City of Indianapolis-Marion County Consolidated Zoning and Subdivision Ordinance establishes definitions of terms as well as Special Use Districts and development standards; and

WHEREAS there is a need to create a Special Use District specifically for Data Center development; and

WHEREAS, therefore, the creation of a new Special Use District for Data Center development will require the addition of certain definitions and development standards;

BE IT ORDAINED BY THE CITY-COUNTY COUNCIL OF THE CITY OF INDIANAPOLIS AND OF MARION COUNTY, INDIANA:

SECTION 1. Revised Code Section 742-109 sub part L of the Zoning Ordinance for Marion County, Indiana, shall be specifically reserved for data center regulations that shall be developed by staff after a moratorium ending **no later than** December 31, 2027, on the permitting or allowance of any and all data centers within the jurisdiction of the Metropolitan Planning Commission (MDC) to allow staff to consult with and convene a committee of experts and community members. This consultation shall include, but not be limited to, a review of existing structures and uses, standards specific to data center campus size, maximum building height, maximum footprint, sound levels including dBC and low-frequency noise, brownfield and other environmental concerns including subsurface testing, generator testing plans, and electronic waste disposal plans.

Section 740-202 of the Consolidated Zoning and Subdivision Control Ordinance of Indianapolis/Marion County, Indiana is hereby amended by adding the language that is underlined and deleting the language that is stricken-through, to read as follows:

Data Center: A facility used primarily for the storage, management, processing, and transmission of digital data and that houses computer or network equipment, systems, servers, appliances, and other associated components related to digital data storage, processing, and related operations. Data center uses include data storage facilities, server farms, artificial intelligence training or processing, image processing, cloud computing, email servicing, and similar uses. This definition does not include:

1. Information technology (IT) services and equipment which are incidental and subordinate to a primary, permitted use; or
2. A structure or facility where the primary use of such structure or facility is a Wireless Communications Facility, Substations and Utility Distribution Nodes, or a Public Safety Facility or Post Office, as defined in Chapter 740, Article II.

A facility shall not be excluded from the definition of data center solely because the data stored, managed, processed, or transmitted by the facility relates to wireless communications, broadband, public safety, or emergency communications.

~~Section 740-202 of the Consolidated Zoning and Subdivision Control Ordinance of Indianapolis/Marion County, Indiana is hereby amended by adding the language that is underlined and deleting the language that is stricken-through, to read as follows:~~

~~**Data Center**: A facility used primarily for the storage, management, processing, and transmission of digital data and that houses computer or network equipment, systems, servers, appliances, and other associated components related to digital data storage, processing, and related operations. Data center uses include data storage facilities, server farms, artificial intelligence training or processing, image processing, cloud computing, email servicing, and similar uses. This definition does not include information technology (IT) services and equipment which are incidental and subordinate to a primary, permitted use.~~

~~SECTION 2. Section 742-109 of the Consolidated Zoning and Subdivision Control Ordinance of Indianapolis/Marion County, Indiana is hereby amended by adding the language that is underlined for subsection "B." and **adding a new subsection "L"**, to read as follows:~~

~~**Section 742-109 Special Use Districts**~~
~~B. Permitted uses and developments standards.~~
~~1. No use shall be permitted in any Special Use Zoning District other than the following permitted use or uses specified for each such District in the following Table 742-109-1. In addition, each zone designated in the first column of the following table shall be subject to the development standards applicable in the second column of that table unless an exception to those development standards is provided elsewhere in the Zoning Ordinance:~~

~~**Table 742-109-1: SU Districts Permitted Use and Development Standards Summary Table**~~		
~~**Zoning District Symbol**~~	~~**Applicable District for Development Standards Review**~~	~~**Permitted Use**~~
~~SU-47~~	~~I-3~~	~~Data Center facilities~~

~~L. *Additional standards for SU-47 district (Data Center):* In addition to the regulations of subsections B. through G. above, the following regulations apply to the SU-47 district:~~
~~1. *Land use restriction.* Land use permitted in the SU-47 district is limited to data center facilities as defined. Whenever the applicable standards or requirements of any other ordinance, or governmental unit or agency thereof are higher or more restrictive, the latter shall control land use permitted in the SU-47 district.~~

~~2. *Existing Structures*. When a data center facility occupies a legally established, legally non-~~

~~conforming structure, the change of use shall require compliance with all the standards of the current Ordinance.~~

~~3. *Protected District separation.* Minimum separation of 400ft. is required between any portion of the primary building of the data center facility and the property line of a Protected District (pertaining to industrial development).~~

~~4. *Sound levels.* Maximum sound levels associated with any component of a data center may not exceed 65 decibels (dBA), measured at or beyond the data center facility property line.~~

~~5. *Mechanical equipment.* All mechanical and electrical equipment will be screened from the view of the public right-of-way and adjoining properties.~~

~~a. All backup generators are subject to compliance with Indiana Department of Environmental Management permitting under 326 Indiana Administrative Code (IAC) 2 and limited to emergency use only. Any and all testing of equipment or generators is prohibited between 5:00 p.m. and 7:00 a.m. and on Knozone action days.~~

~~6. *Screening*. All mechanical equipment, including but not limited to generators, HVAC systems, and cooling/chilling systems shall be screened from the view of the public right-of-way and adjoining properties by the following standards:~~

~~a. A fence or wall that is a minimum of 10 feet in height and 100% opacity shall be provided to screen the equipment from abutting properties. Roof-mounted equipment shall be limited to 10 feet above the maximum building height;~~

~~b. An undulating earthen berm shall be constructed to provide a continuous buffer strip along a lot line that is adjacent to a Protected District. An earthen berm shall be built to a minimum height of eight (8) feet above the natural surface of the ground. In no instance shall the peak height of an earthen berm be less than three (3) feet measured from the established street grade;~~

~~c. A vegetated buffer strip shall be planted and maintained consisting of two (2) staggered rows of evergreen trees, each row planted 15 feet on center, with a height of five (5) feet at time of planting in all yards that are adjacent to a Protected District.~~

~~7. *Buried utilities.* All on-site utility lines must be placed underground, as permitted by the serving utility, with the exception of the main service connection at the utility company right-of-way and any new interconnection equipment including, without limitation, any poles with new easements and right-of-way.~~

~~8. *Sidewalks, multi-use paths and greenways*. The construction of sidewalks is required along all rights-of-way adjacent to the SU-47 parcel. If a segment of a multi-use path and/or greenway is proposed adjacent to the SU-47 parcel, it shall be constructed within three (3) years of the issuance of an Improvement Location Permit.~~

~~a. The SU-47 parcel owner will also be responsible for multi-use path and/or greenway enhancements that are enumerated in the Comprehensive Plan, including but not limited to: proposed trail heads, restrooms, benches and other amenities.~~

~~9. *Emergency Contact Information.* All data centers shall provide signage with 24-hour emergency contact information that is visible at each access entrance. Signs shall include the company name (if applicable), the name and telephone number of a representative of the operator, and web address or other available identifier (i.e. Quick Response QR code) to the required publicly available online dashboard identified in Section 742-109(L).11.~~

~~10. *Required site and operational plan(s)*~~

~~a. All data centers shall be subject to an approved Site Plan, and Plan of Operation, with utility consumption and capacity reports which identify:~~
~~1. The Subject property including the property lines, setback lines, and right-of-way lines;~~

~~and~~

~~2. Physical features including but not limited to roads, special flood hazard areas, wetlands, existing and proposed buildings, parking areas, equipment, proposed locations of underground or overhead electric lines and utility poles, landscaping, and fencing.~~

~~3. Proposed access routes for emergency response vehicles.~~

~~4. A facility security plan that provides, at a minimum, the location and specifications for perimeter security fencing, security gates and exterior building and parking lot lighting.~~

~~5. Visual screening report that includes at least the following:~~

~~i. An area map showing all properties and principal buildings within 600 feet of the proposed data center site;~~

~~ii. Locations and types of existing vegetation that may provide screening of views of the data center and associated improvements;~~

~~iii. Any topographic features that provide screening of the facility;~~

~~iv. A proposed landscape and screening plan.~~

~~v. Heritage Tree assessment and mitigation plan.~~

~~6. A water management plan detailing water use associated with the facility, including how the facility will meet their cooling needs. The plan shall provide, at a minimum for both initial and full site build out:~~

~~i. Average and peak water use associated with facility operations.~~

~~ii. Average and peak water use associated with energy generation.~~

~~iii. Discharge location of used water including frequency, velocity, quality, and amount; a discharge location other than a sanitary sewer requires written approval from the administrator and/or designee, as assigned by the department of public works deputy director of the engineering division.~~

~~iv. Measures taken to minimize water use in the initial facility design and planned efforts to monitor and minimize water consumption at the facility during operation.~~

~~7. An electricity capacity plan that details the electrical load requirements for the primary building and all accessory buildings and/or structures on-site.~~

~~8. A noise study and mitigation plan prepared by an acoustics engineer describing the facility's anticipated noise levels and all proposed mitigation efforts (e.g., sound walls, baffles, ventilation silencers, landscaping) that will be employed to ensure compliance with the maximum sound level standard. Prior to issuance of an ILP, a report that describes the methodology on how the property owner/operator shall measure and monitor decibel levels at the property line shall be submitted to ensure compliance with all rules and regulations related to permitted level of noise. The noise study and mitigation plan shall provide, at a minimum:~~

~~i. Existing ambient sound levels measured prior to construction at the property line and at adjacent protected districts.~~

~~ii. Projected sound levels during normal operation of the facility;~~

~~iii. Projected sound levels during peak operating conditions, including generator testing, simultaneous equipment operation, emergency backup operation, and other reasonably anticipated high-noise events;~~

~~iv. The proposed locations, times, duration, weather conditions, equipment, and methodology for all sound measurements;~~

~~v. Identification of the applicable maximum sound level standard and an analysis demonstrating whether the facility is expected to comply with that standard at and beyond the property line and; and~~

~~vi. All proposed mitigation measures, including but not limited to sound walls, enclosures, baffles, ventilation silencers, acoustic louvers, equipment orientation, building placement, operational limitations, landscaping, berming, or other noise attenuation measures necessary to ensure compliance.~~

~~9. A decommissioning plan that provides, at a minimum:~~

~~i. Definition of the scope of the decommissioning process: full or partial decommission.~~

~~ii. Anticipated timeline for the decommissioning process.~~

~~iii. Identification of the required compliance measures with local, state and federal building code and environmental regulations.~~

~~iv. Inventory Removal Plan including asset disposition, e-waste tracking reports and hazardous materials handling.~~

~~v. Identification of the required documentation for the destruction of inventory.~~

~~vi.~~ Facility Restoration Plan including the removal of all equipment, restoration of the ~~building ensuring that it is a building code compliant structure, and remediation of any environmental~~

~~impacts and hazardous materials associated with the operation of the data center, up to contemporary standards defined by the environmental regulatory authority.~~

~~b. All proposed data centers shall provide written verification in the form of a will serve letter from the utility provider(s) and agencies serving the site. At a minimum, the utility provider(s) and agencies shall verify that:~~

~~1. Adequate electrical capacity is available to meet the current customer electrical load and the expected electrical load for the proposed data center.~~
~~2. Utility supply equipment, including supply lines, substations and related electrical infrastructure, are sufficiently sized and can safely accommodate the proposed data center;~~
~~3. The proposed data center will not cause electrical interference or fluctuations in line voltage.~~
~~4. Adequate water supply is available to meet the current customer demand and the expected demand of the data center facility and whether serving the data center is in alignment with the utility's most recent integrated water resource plan.~~
~~5. Adequate means of providing sanitary sewer and the management of waste and wastewater for the project are available.~~
~~6. Compliance with the Airspace Secondary Zoning District regulations and all applicable Federal Aviation Administration (FAA) guidelines.~~
~~11. *Minimum Commitments*~~
~~a. At a minimum the following commitments shall be included with the approval of each SU-47 district and/or data center facility: "The property owner and/or designated operator shall (1) submit an annual report to the Metropolitan Development Commission no later than January 31 of each calendar year for the duration of the facility's operation from the previous year. The annual report must be signed and notarized by the property owner and designated operator.~~
~~(2) provide a publicly available online dashboard within six months of operation, and (3) resubmit water management plan and electricity capacity plan for review if facility operations change such that the originally submitted values will be exceeded. Revised operations are not to be initiated until the revised plans are approved."~~

~~1. The annual report shall include the following:~~

~~i. Annual Energy Consumption Report including total annual electrical demand, peak energy demand data, summary of any on-site renewable energy generation systems serving the facility, documentation of any renewable energy offsets, renewable energy credits, power purchase agreements, or other renewable energy sourcing mechanisms utilized to offset facility consumption, general summary of any measures implemented to reduce operational energy impacts or improve energy efficiency during the reporting year, and confirmation of compliance with any approved local utility, state and/or federal requirements and commitments.~~
~~ii. Annual Water Consumption Report including annual water consumption of the facility, specific water consumption for cooling systems including cooling system storage units, water consumption associated with energy generation; water conservation or reuse measures implemented in the last year and corresponding impact on water use, and confirmation of compliance with any approved local utility, state and/or federal requirements and commitments.~~
~~iii. Annual Noise Compliance Report prepared by a qualified acoustic engineer documenting compliance of max decibel limits at and beyond the property line, including methodology of measurement. The report shall be prepared in accordance with the approved Noise Study and Mitigation Plan and shall include sound measurements conducted under the operating conditions identified in the approved plan, including normal operations and peak operations such as generator testing.~~
~~iv. Annual Emergency Generator Testing Report which documents the frequency of generator testing, the duration of testing for each generator unit, testing schedule, and confirmation of compliance with all IDEM regulations~~
~~v. A statement confirming that the facility continued to operate in substantial conformance with the approved development plan, commitments, and all applicable Special Use District standards.~~

~~2. The publicly available online dashboard shall include at a minimum the following information:~~
~~i. Dates of upcoming planned generator testing.~~

~~ii. Notice of other temporary changes that may impact the public.~~
~~iii. The following information updated monthly with the data posted by the 15th day of the following month. A minimum of three years of data shall be maintained, allowing for trends to be identified:~~
~~1. Electrical~~
~~a. Monthly total electrical use and peak use~~
~~b. Breakdown of electricity source (i.e. purchased from grid, renewable, etc.)~~
~~2. Water~~
~~a. Monthly total facility water consumption and peak facility consumption~~
~~b. Monthly total energy water demand and peak energy water demand~~
~~12. *Existing Uses.* Existing, constructed, or previously approved use and development that falls under the definition of data center facility set forth in the adopted ordinance amendment, effective the final approval date, remain in compliance with existing base zoning district.~~

~~SECTION 3. Table 743-208-1 of the Consolidated Zoning and Subdivision Control Ordinance of Indianapolis/Marion County, Indiana is hereby amended by adding the language that is underlined and deleting the language that is stricken-through, to read as follows:~~

~~Table 743-208-1: USES PROHIBITED IN NON-SU DISTRICTS~~	
~~DISTRICT~~	~~USES~~
~~SU-47~~	~~Data Center facilities~~

SECTION 2~~4~~. This ordinance shall be in effect from and after its passage by the Council and compliance with Ind. Code § 36-3-4-14.

The foregoing was passed by the City-County Council this _____ day of __________, 2026, at _____ p.m.

ATTEST:

Maggie A. Lewis
President, City-County Council

Yulonda Winfield
Clerk, City-County Council

Presented by me to the Mayor this _____ day of ____________, 2026.

Yulonda Winfield
Clerk, City-County Council

Approved and signed by me this _____ day of ____________, 2026.

Joseph H. Hogsett, Mayor

Department of Metropolitan Development
Division of Planning
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION — August 19, 2026

Case Number:	2026-ZON-060
Property Address:	1305 Broad Ripple Avenue
Location:	Washington Township, Council District #7
Petitioner:	Zinkan Enterprises, by Misha Rabinowitch
Current Zoning:	D-5
Request:	Rezoning of 1.54 acres from D-5 district to the D-P district to provide for a mixed-use development consisting of 94 multi-family dwellings and approximately 9,000 square feet of neighborhood and service commercial uses.
Current Land Use:	Funeral home / associated parking.
Staff Recommendations:	Approval of the rezoning request.
Staff Reviewer:	Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first public hearing on this request. The petitioner's representative, however, has requested a **continuance from the August 19, 2026 hearing, to the October 21, 2026 hearing**, to address design issues and neighborhood concerns.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning, subject to the following commitments being reduced to writing on the Commission's Exhibit "B" form at least three days prior to the MDC hearing:

1. The final site plan, landscaping plan and building elevations shall be submitted for Administrator Approval prior to the issuance of an Improvement Location Permit (ILP).
2. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptables provided for the proper disposal of trash and other waste.
3. A Rectangular Rapid Flashing Beacons (RRFB) shall be installed at the Broad Ripple Avenue crossing located at the northwest corner of the site.
4. All on-site utilities will be buried underground.

.

PETITION OVERVIEW

This 1.54-acre site, zoned D-5, is developed with a funeral home and associated parking. It is surrounded by a parking lot to the north, across Broad Ripple Avenue, zoned C-S; single-family dwellings to the south, zoned D-5; commercial office uses to the east, across Indianola Avenue, zoned C-1; and educational uses and single-family dwellings to the to the west, across Haverford Avenue, zoned SU-1 and D-5, respectively.

REZONING

This request would rezone the site to the D-P District.

The established purpose of the D-P District follows:

1. To encourage a more creative approach in land and building site planning.
2. To encourage and efficient, aesthetic and desirable use of open space.
3. To encourage variety in physical development pattern.
4. To promote street layout and design that increases connectivity in a neighborhood and improves the directness of routes for vehicles, bicycles, pedestrians, and transit on an open street and multi-modal network providing multiple routes to and from destinations.
5. To achieve flexibility and incentives for **residential, non-residential and mixed-use** developments which will create a wider range of housing types as well as amenities to meet the ever-changing needs of the community.
6. To encourage renewal of older areas in the metropolitan region where new development and restoration are needed to revitalize areas.
7. To permit special consideration of property with outstanding features, including but not limited to historical significance, unusual topography, environmentally sensitive areas and landscape amenities.
8. To provide for a comprehensive review and processing of development proposals for developers and the Metropolitan Development Commission by providing for concurrent review of land use, subdivision, public improvements and siting considerations.
9. To accommodate new site treatments not contemplated in other kinds of districts.

Development plans should incorporate and promote environmental and aesthetic considerations, working within the constraints and advantages presented by existing site conditions, including vegetation, topography, drainage and wildlife.

The Envision Broad Ripple Plan recommends office commercial.

The proposed development of the site would generally be consistent with the Plan recommendation of office commercial development.

DP Statement (Amended) – August 7, 2026

The Statement describes the proposed development that would replace the existing funeral home with a four-story multi-use building that includes 94 residential uses and approximately 8,960 square feet of commercial uses on the first floor.

Land uses would include residential and C-3 commercial uses, with 19 excluded uses.

The Statement also describes exterior building materials, site plan, site access and connectivity.

Development standards would include a front setback (Broad Ripple Avenue) of no less than 9.1 feet; side and rear setbacks would be 10 feet; 48-foot building height; 157 on-site parking spaces (46 ground floor parking spaces / 111 underground parking spaces; landscaping per the Ordinance; and sign plan submitted for Administrator Approval.

Exterior materials would primarily be brick masonry with metal panel and fiber cement accents. The fourth floor would be lowered to three floors along the southern façades.

Site Plan – August 7, 2026

The site depicts one U-shaped building with frontages along Broad Ripple Avenue, Haverford Avenue and Indianola Avenue.

Access would be limited to two access drives, one of which would be to the garage, along Haverford Avenue, and one access drive to the garage along Indianola Avenue.

There would be an interior courtyard for the residents and outside seating areas at the northwest and northeast corners of the site, along Broad Ripple Avenue.

A six-foot tall fence would be installed along southern boundary, with a 10–15-foot landscaped area south of the fence that would serve as a buffer to the residential neighborhood.

The petitioner's representative also stated that all on-site utilities would be installed underground.

Traffic Memorandum – June 19, 2026

As proposed, a Traffic Memorandum related to the proposed development was conducted.

Based on the due diligence traffic review, "it is anticipated that site trips will have an insignificant impact on the operations of the adjacent roadway network." Access drives along Haverford Avenue and Indianola Avenue "are expected to be sufficient with the existing auxiliary left turn lanes provided. No additional roadway geometric improvements or changes in traffic control devices will be necessary to accommodate the anticipated site traffic."

Environmental Public Nuisances

The purpose of the Revised Code of the Consolidated City and County, Sec.575 (Environmental Public Nuisances) is to protect public safety, health and welfare and enhance the environment for the people of the city by making it unlawful for property owners and occupants to allow an environmental public nuisance to exist.

All owners, occupants, or other persons in control of any private property within the city shall be required to keep the private property free from environmental nuisances.

Environmental public nuisance means:

1. Vegetation on private or governmental property that is abandoned, neglected, disregarded or not cut, mown, or otherwise removed and that has attained a height of twelve (12) inches or more;

2. Vegetation, trees or woody growth on private property that, due to its proximity to any governmental property, right-of-way or easement, interferes with the public safety or lawful use of the governmental property, right-of-way or easement or that has been allowed to become a health or safety hazard;

3. A drainage or stormwater management facility as defined in Chapter 561 of this Code on private or governmental property, which facility has not been maintained as required by that chapter; or

4. Property that has accumulated litter or waste products, unless specifically authorized under existing laws and regulations, or that has otherwise been allowed to become a health or safety hazard.

Staff would request a commitment that emphasizes the importance of maintaining the site in a neat and orderly manner at all times and provide containers and receptables for proper disposal of trash and other waste.

Planning Analysis

As proposed, this request would generally be consistent with Neighborhood Plan recommendation of office commercial. Despite, the office commercial recommendation, further review of the Plan document indicates that this site is located within a critical area that recommends allowing conversion of blocks fronting on Broad Ripple Avenue to multi-family residential uses.

Given the planned closure of the funeral home, staff believes that the proposed mixed-use development would generally be consistent with the Plan recommendation of increasing density through multi-family development along Broad Ripple Avenue in addition to the critical area recommendations. The development would also serve as a transition between the commercial uses to the west and the residential uses to the east.

Furthermore, the proposed lowering of the building to three stories along the south facades and the fence / landscaping along the southern boundary would create a buffer that would minimize the impact on the adjacent neighborhood.

Staff also believes that the proposed Rectangular Rapid Flashing Beacons (RRFB) should be installed at the proposed pedestrian crossing of Broad Ripple Avenue at the northwest corner of the site, given the increased presence of pedestrians with the proposed development and the need to improve pedestrian safety. Furthermore, this crossing would connect to the recent sidewalk installed along the northside of Broad Ripple Avenue.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Funeral home	
Comprehensive Plan	Office Commercial	
Surrounding Context	**Zoning**	**Land Use**
North:	C-S	Parking lot
South:	D-5	Single-family dwellings
East:	C-1	Commercial offices
West:	SU-2 / D-5	Educational uses / single-family dwellings
Thoroughfare Plan		
Broad Ripple Avenue	Primary Collector	Existing 65-88-foot right-of-way and proposed 56-foot right-of-way
North Haverford Avenue	Local Street	Existing 48-foot right-of-way and proposed 48-foot right-of-way
North Indianola Avenue	Local Street	Existing 48-foot right-of-way and proposed 50-foot right-of-way
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	June 15, 2026	
Site Plan (Amended)	August 7, 2026	
Elevations	June 15, 2026 (Preliminary Elevations and Renderings)	
Elevations (Amended)	N/A	
Landscape Plan	June 15, 2026	

Department of Metropolitan Development
Division of Planning
Current Planning

Findings of Fact	N/A
Findings of Fact (Amended)	N/A
C-S/D-P Statement	June 15, 2026 / August 7, 2026

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Envision Broad Ripple Village Plan (2012) recommends Office Commercial, with a proposed C-1 district zoning. “This land use category is for low-intensity office uses, integrated office development and compatible office-type uses. Retail uses are not promoted in this category, unless those uses are significantly subordinate to the primary office use of the retail use exclusively serves an abundance of office uses in proximity to the retail use. Office Commercial Uses can exist either as buffers between higher intensity land uses and lower intensity land uses or as major employment centers. The following uses are representative of this land use category: medical and dental facilities, education services, insurance, real estate, financial institutions, design firms, legal services, day care center, mortuaries, and communications studios.”

This site also lies within Critical Area 3

> Critical Area 3 Location: Broad Ripple Avenue from Broad Ripple High School to Evanston Avenue
>
> Why Critical: Broad Ripple Avenue is an arterial street that connects Broad Ripple Village with the retail area centered on Glendale Mall and points east. It carries a significant amount of daily traffic (24,254 in 1995).
>
> The south side of Broad Ripple Avenue has remained relatively stable in land use over the years. The high school, funeral home and office building that anchor the west end of this stretch have been in place for over fifty years. The rest of this segment was originally developed with single family homes. Commercial office and retail uses have slowly crept west from Glendale to the point where the block between Evanston Avenue and Crittenden Avenue is now completely commercial. The next block to the east, between Crittenden Avenue and Norwaldo Avenue, has seen at least two of its homes converted to offices. The area south of the parcels that front on Broad Ripple Avenue is a solid and stable single-family residential neighborhood.
>
> To function as a fully-realized pedestrian area, Broad Ripple Village must increase the number of residents within an easy walk. Prime locations for increasing the residential density in the area are the blocks along Broad Ripple Avenue that front the park. Conversion to multifamily use would halt the creep of commercial uses along the avenue. Conversion of homes to commercial uses dilutes the vitality of the commercial centers in Board Ripple and Glendale.

Recommendations:

- Allow conversion of the blocks fronting both Broad Ripple Avenue and Broad Ripple Park to multi-family residential uses as shown on the map.

- On the south side of Broad Ripple Avenue the multi-family uses should not encroach south of the first alley south of the avenue. To be compatible with the homes to the south, the multi-family structures should be modest in height and use materials and building forms common to the neighborhood to the south. On-street parking is an issue in this neighborhood, so it is important that any new multi-family development provide adequate on-site parking.

- On the north side of Broad Ripple Avenue, the multi-family uses should not encroach east of Kingsley Drive. To be compatible with the homes to the east the multi-family structures should be modest in height and use materials and building forms common to the neighborhood to the east.

- Conversion of single-family residential parcels to multi-family development should not be done in a piecemeal manner, but in groupings of contiguous parcels. The purpose of this is so homes are not isolated among the apartments/ condominiums.

- An interim method of increasing residential density in this Critical Area is the addition of carriage houses to the existing residential properties.
- Restrict commercial conversions along Broad Ripple Avenue to the areas shown on the map.

- Connect Broad Ripple Park, Broad Ripple Village and the Monon Trail with an off-street bike and pedestrian trail.

Pattern Book / Land Use Plan

Not Applicable to the Site

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Envision Broad Ripple Plan (2012)

Infill Housing Guidelines

Not Applicable to the Site.

Indy Moves

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

The Marion County Thoroughfare Plan (2019) "is a long-range plan that identifies the locations classifications and different infrastructure elements of roadways within a defined area."

The following listed items describe the purpose, policies and tools:

- Classify roadways based on their location, purpose in the overall network and what land use they serve.
- Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.
- Set requirements for preserving the right-of-way (ROW).
- Identify roadways for planned expansions or new terrain roadways.
- Coordinate modal plans into a single linear network through its GIS database.

ZONING HISTORY

60-V-635; 1305 East Broad Ripple Avenue, requested a variance of use to permit a building addition to the existing mortuary, with 97 off-street parking spaces and loading space, **granted**.

VICINITY

2017-ZON-067; 1428 and 1430 Broad Ripple Avenue (north of site), requested rezoning of 0.864 acre, from the C-3 (FW), D-5 (FW) and SU-37 districts, to the D-P (FW) classification to provide for a mixed-use commercial and residential development, with a density of 44 units per acre and 6,500 square feet of commercial space, **approved.**

2005-ZON-220; 6195 Rosslyn Avenue (south of site), requested rezoning of 0.14 acre, being the D-5 District, to the C-1 classification to provide for office uses**, withdrawn.**

2002-ZON-801 / 2005-VAR-801; 1405 East Broad Ripple Avenue and 6229 Indianola Avenue (south of site), requested the rezoning of 0.69 acre for the D-5 District to the C-1 classification to legally establish an existing office building and to provide for new off-street parking lot and a variance of use and development standards of the Commercial Zoning Ordinance to legally establish a 1.092 square-foot single-family dwelling (not permitted), with a four-foot side setback (minimum 15-foot side transitional yard required and a 223.86-square foot detached garage (not permitted, with a side setback of 1.8 feet (minimum 15-foot side transitional yard required) and a rear setback of 4.1 feet (minimum ten-foot rear transitional yard required along an alley way), **approved.**

97-HOV-80; 1550 Broad Ripple Avenue (east of site), requested a variance of development standards of the Sign Regulations to provide for the placement of an incidental sign with a surface area of nine square feet and being four feet in height, **granted.**

95-UV3-23; 1420 Broad Ripple Avenue (west of site), requested a variance of use of the Commercial Zoning Ordinance to provide for the expansion of an existing lawn and garden business, **granted**.

95-UV3-36 / 95-SE3-3; 1430 Broad Ripple Avenue, requested a special exception of the Commercial Zoning Ordinance to provide for the operation of an amusement arcade with more than four amusement machines (maximum four amusement machines permitted, being 500 feet from a protected district (not permitted 500 feet from a protected district), **denied**.

94-AP-42; 1316 Broad Ripple Avenue (west of site), requested a modification of commitments, related to petition 88-Z-96, requiring an Improvement Location Permit be obtained by June 27, 1989, which was never obtained, **approved.**

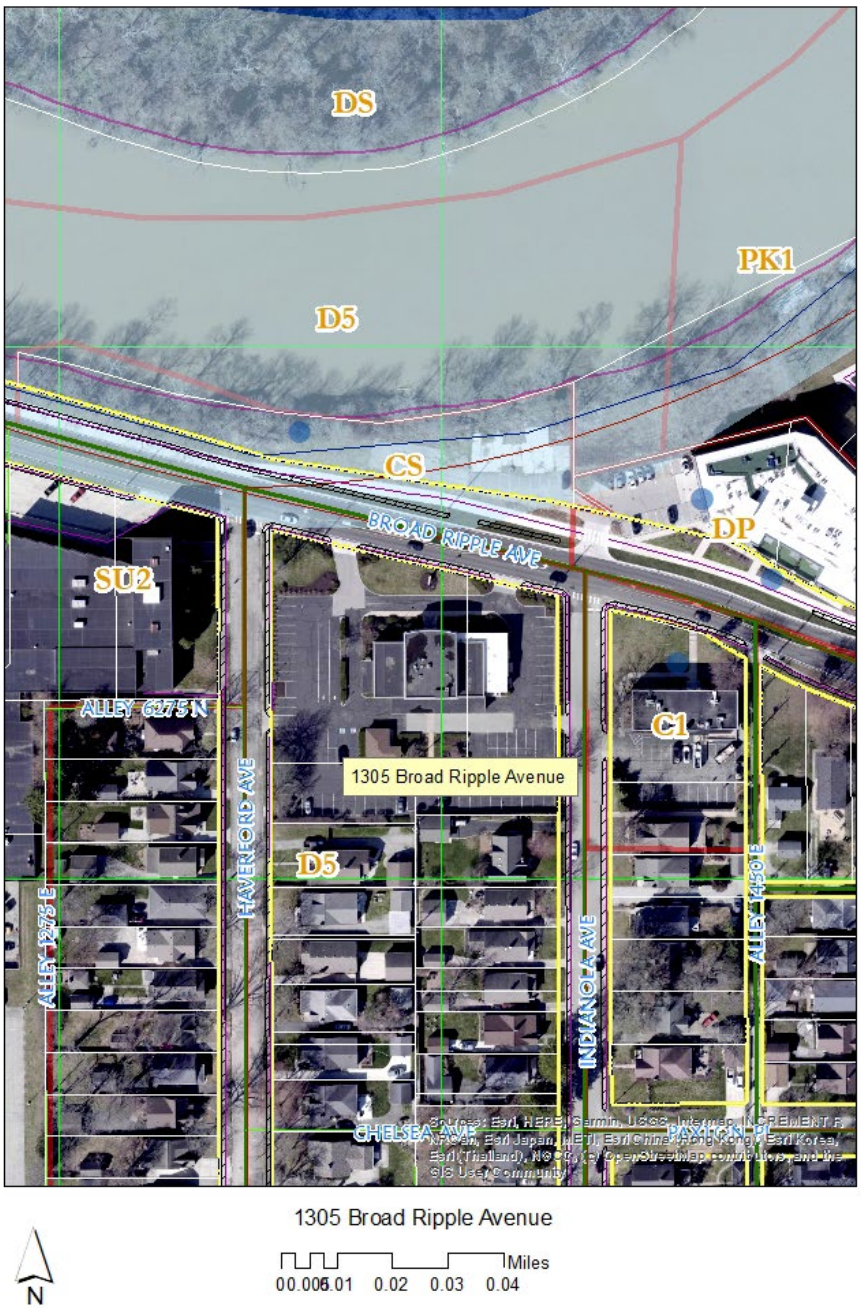
88-Z-96 / 88-CV-15; 1316 Broad Ripple Avenue (west of site), requested rezoning of two acres, being in the D-5 District, to the C-S classification to provide for an existing lawn and garden shop with a variance of development standards to provide for the existing buildings and fencing to be located on the right-of-way (70 feet setback from the right-of-way required), **approved.**

77-AP-145; 1450 Broad Ripple Avenue (east of site), requested approval of a master plan for Broad Ripple Park for new drives, parking, tennis courts, pool remodeling and riverfront development, **approved.**

DEPARTMENT OF METROPOLITAN DEVELOPMENT
DIVISION OF PLANNING | CURRENT PLANNING

Department of Metropolitan Development
Division of Planning
Current Planning

EXHIBITS



ZINKAN ENTERPRISES
1305 Broad Ripple Avenue

Development Statement

I. **Statement of Purpose**. The proposed development is a mixed-use development intended to complement recent development of The Ripple on the northside of Broad Ripple Avenue to the east, and to serve, in part, as a gateway into the Broad Ripple commercial district. The preliminary plan includes neighborhood and service commercial uses on the first floor and three stories of residential units designed to be compatible with existing site conditions and the surrounding land uses.

The approximately 1. 5 acre property is zoned D-5, but has been occupied by a funeral home and surface parking lot for many years. The former Broad Ripple High School (zoned SU-2) is located to the west, single family residential properties are located to the south (zoned D-5), a two story commercial building occupied by a nursery school is located to the east (zoned C-1), and to the north across Broad Ripple Avenue is a vacant lot formerly occupied by a garden center and a three story mixed use building (zoned DP).

The project area would include a maximum of 94 residential units, with 7 units on the ground floor (3 units along Indianola Ave. and 4 units along Haverford Ave.) to bring a residential feel, and the remaining units on the upper 3 stories. In addition, 8,960 square feet of neighborhood and service commercial uses will be located on the ground level. The proposed development, as described in this document, will provide for orderly and attractive improvement for the community and the corridor for the area.

II. **Site Plan and Building Architecture**. The real estate will be developed as a mixed-use development in substantial conformity with the site plan attached hereto as Exhibit "A". Building materials are primarily brick masonry with metal panel and fiber cement accents, and articulation and configuration to break up the front façade. As a transition to the single family residential uses to the south, the 4th floor of the rear façade has been eliminated, except for the stair towers. The project shall be constructed in substantial conformity with the Building Elevations attached hereto as Exhibit B.

III. **Permitted Uses**

A. **Commercial**. All uses permitted in the C-3 Neighborhood Commercial District as set out in Chapter 732, Section 742-04 of the Commercial Zoning Ordinance of Marion County, Indiana, effective March 2, 2026, as amended through the date hereof (the "Ordinance"), EXCEPT the following:

1. Check cashing or validation service;
2. Outdoor advertising sign off premises sign;
3. Tattoo parlor;
4. Bait and tackle shop;
5. Pawn shop;
6. Substation Distribution

7. Transit Center
8. Wireless Communication Facility
9. Assisted Living Facility
10. Nursing Home
11. Laundromat
12. Mortuary/Funeral Home
13. Vape Shop
14. Business, art, or other post-secondary proprietary school
15. Day Care Center or Nursery School
16. Schools: Elementary, Middle or High Schools
17. Hospital
18. Plasma (Blood) Center
19. Department Store

B. **Residential**. A maximum of 94 Dwelling Units, as defined in the Ordinance.

IV. **Site Access and Connectivity**.

A. Site Access: The site is located on the south side of Broad Ripple Avenue and there will be three curb cuts to access the site, two curb cuts along Haverford Ave. and one curb cut along Indianola Ave., as shown on the Site Plan. The northern curb cut along Haverford Ave. will only be used for loading for retail and residential move ins and outs.

B. Connectivity:

1. Walkway/trail: A sidewalk along Broad Ripple Avenue will be provided.

2. Crosswalk: A crosswalk from the development across Broad Ripple Avenue will be provided, as directed by the Department of Public Works.

These elements are to enhance the walkability of the site in relationship to Broad Ripple Village by continuing to develop the walking and biking infrastructure within the community.

V. **Development Standards**.

A. Front Setback: The front yard building setback from the Broad Ripple Avenue right of way is no less than 9.1, as shown on the Site Plan.

B. Side and Rear Yard Setbacks:

1. Minimum side yard setback shall be 10 feet, as shown on the Site Plan.

2. Minimum rear yard setback shall be no less than 10 feet from the property line. The primary building elements will be setback no less than 33 feet from the property line.

C. Height: The maximum building height shall be 48 feet to the top of the building.

D. Parking: The development will include 46 ground floor parking spaces to be shared among commercial and residential tenants, and 111 underground parking spaces for the residential tenants, for a total of 157 onsite parking spaces.

E. Bike racks: Bike racks shall be provided in accordance with the Ordinance.

VI. Landscaping

Landscaping shall adhere to Ordinance requirements, including the Green Factor Calculation. A landscaping plan shall be submitted for administrator's review and approval prior to the issuance of an Improvement Location Permit ("ILP"). Specifically, site landscaping shall focus on perimeter tree plantings around all sides of the building, with particular attention to increased trees and landscape buffering on the south side of the building. A 6 ft. fence shall be installed south of the building to provide additional separation from the single family residential to the south.

VII. Signage

Prior to issuance of an ILP, a sign plan shall be submitted for administrator's approval.

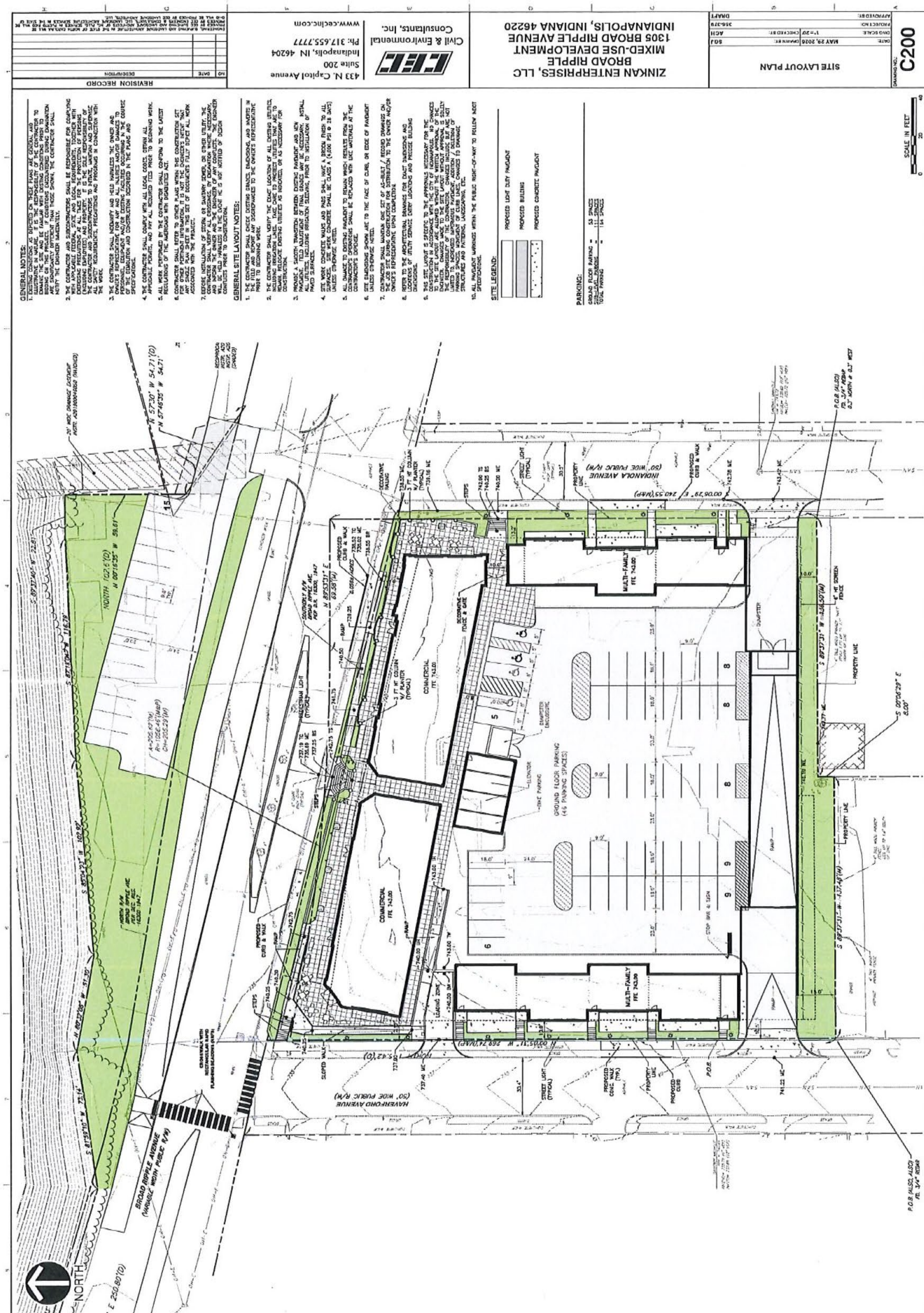
VIII. Commitments.

Final site and landscaping plans and elevations shall be submitted for Administrator's Approval prior to the issuance of an ILP.

Development shall be in accordance with the approved Development Statement.

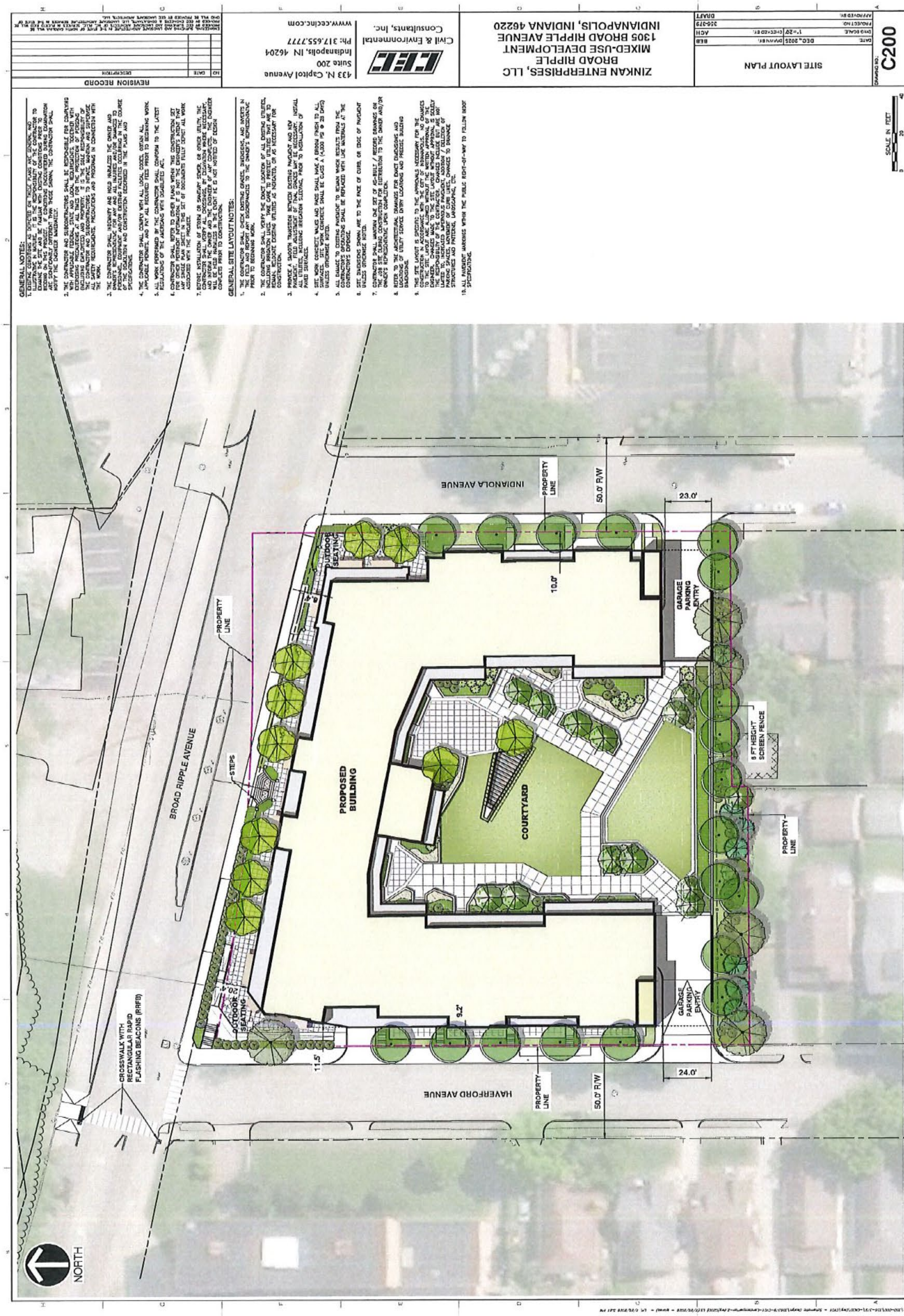
DMDINDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT
DIVISION OF PLANNING | CURRENT PLANNING

Department of Metropolitan Development
Division of Planning
Current Planning

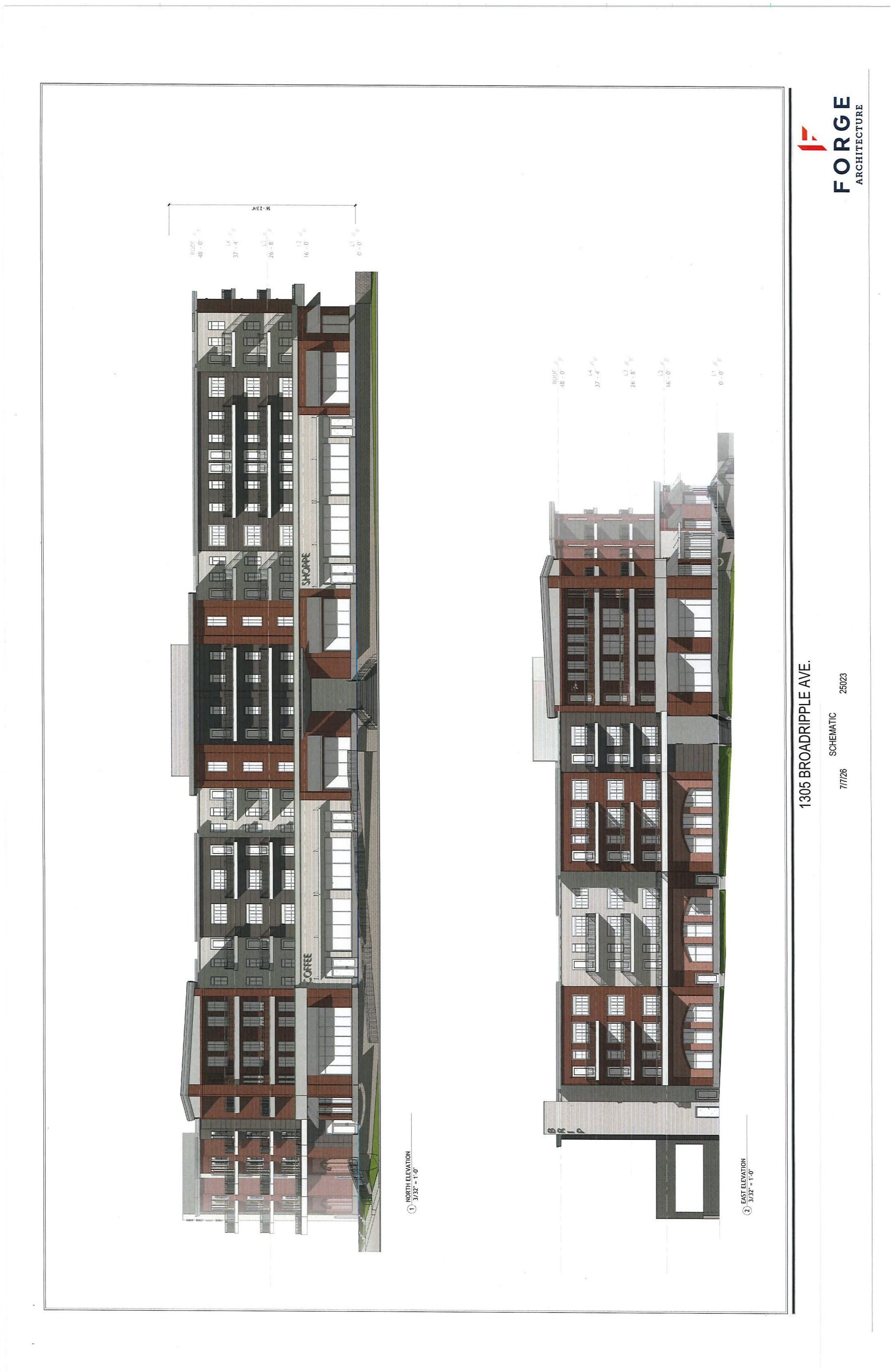


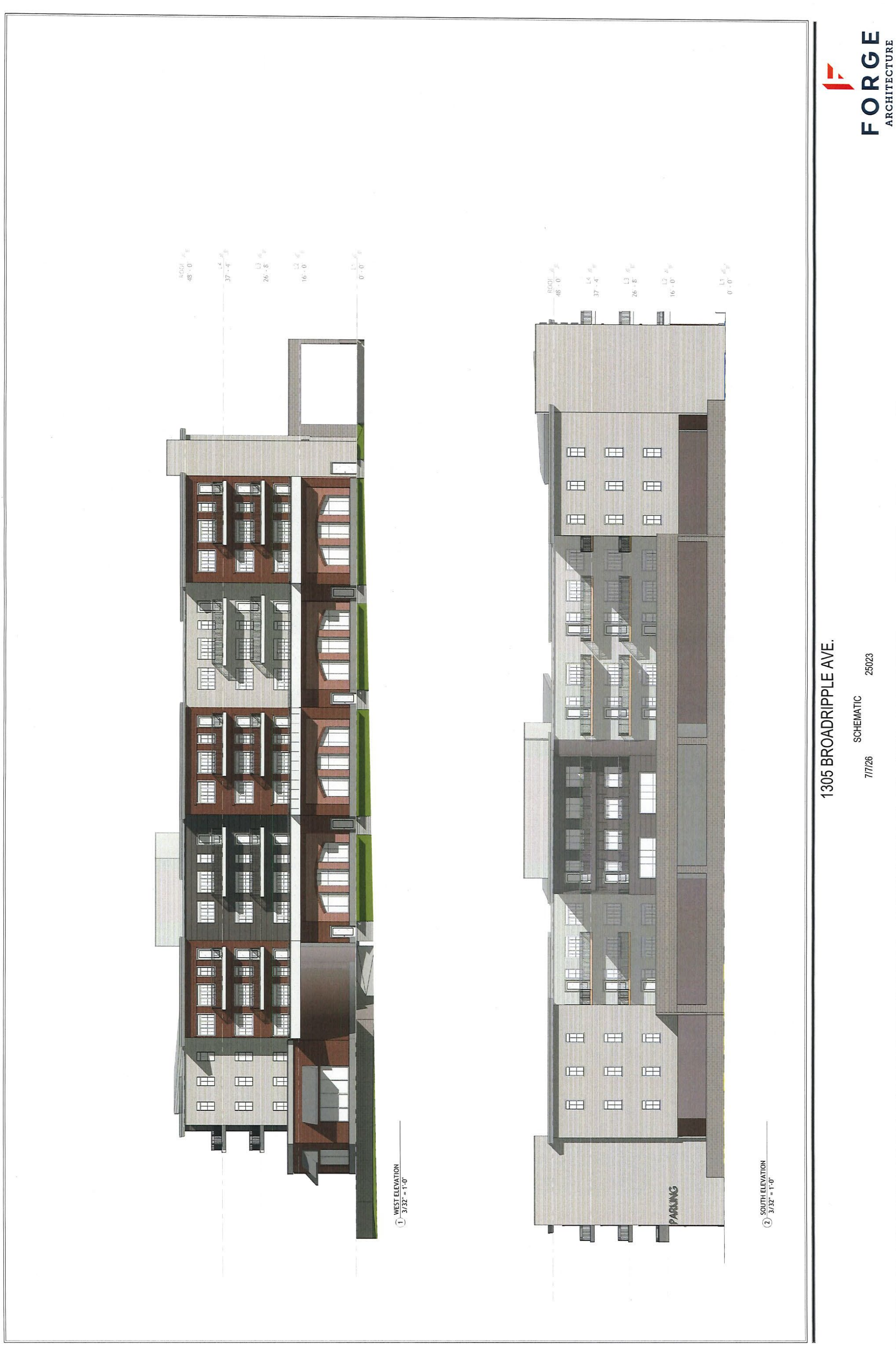
Item 11.

Department of Metropolitan Development
Division of Planning
Current Planning



Department of Metropolitan Development
Division of Planning
Current Planning




FORGE
ARCHITECTURE
1305 BROADRIPPLE AVE.
SCHEMATIC
7/7/26
25023
WEST ELEVATION
SOUTH ELEVATION
PARKING

DEPARTMENT OF METROPOLITAN DEVELOPMENT
DIVISION OF PLANNING | CURRENT PLANNING

Department of Metropolitan Development
Division of Planning
Current Planning

DEPARTMENT OF METROPOLITAN DEVELOPMENT
DIVISION OF PLANNING | CURRENT PLANNING

Department of Metropolitan Development
Division of Planning
Current Planning

DMDINDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT
DIVISION OF PLANNING | CURRENT PLANNING

Department of Metropolitan Development
Division of Planning
Current Planning

Department of Metropolitan Development
Division of Planning
Current Planning

View looking north along Haverford Avenue

View looking north along Indianola Avenue

View looking south along Haverford Avenue

View looking east along Broad Ripple Avenue

View looking west along Broad Ripple Avenue

View from site looking east across Indianola Avenue

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT
DIVISION OF PLANNING | CURRENT PLANNING

Department of Metropolitan Development
Division of Planning
Current Planning

View of site looking west across parking lot

View from site looking west across Haverford Avenue

Department of Metropolitan Development
Division of Planning
Current Planning

View from site looking northeast across Broad Ripple Avenue

View of site looking south across Broad Ripple Avenue

View of site looking southeast across Broad Ripple Avenue

View of site looking southwest across Broad Ripple Avenue