



Metropolitan Development Commission (July 15, 2026) Meeting Notice

Meeting Details

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

Date: Wednesday, July 15, 2026

Time: 1:00 PM

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

Business:

Adoption of Meeting Minutes: July 1, 2026

Special Requests

Policy Resolutions:

REAL ESTATE:

1. 2026-R-021

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

ECONOMIC DEVELOPMENT / INCENTIVES:

2. 2026-A-014

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

3. 2026-A-015

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

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

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

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

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

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

Zoning Petitions:

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

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

Center Township, Council District #19

SU-9 (FW) (FF)

City of Indianapolis, by Kevin Montgomery

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

8. 2026-ZON-016 | 3030 Southeastern Avenue

Center Township, Council District #18

JO & CE Real Estate LLC, by Dylan Seesman

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

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

Center Township, Council District #8

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

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

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

Center Township, Council District #12

Skyline General Contracting Corp, by Jorge Gonzales

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

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

Perry Township, Council District #22

Jose de Jesus Padilla Zavala, by Jorge Oscar Gonzales

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

12. 2026-ZON-038 | 1830 Shelby Street

Center Township, Council District #18

Abiodun Babalola (Truworth Realty LLC), by Leyla Paz

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

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

Center Township, Council District #8

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

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

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

Center Township, Council District #18

Josh Smith

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

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

Center Township, Council District #13

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

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

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

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

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

Warren Township, Council District #20

I-3

DCB Indianapolis, LLC, by Mindy Westrick Brown

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

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

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

2026-ZON-057 | 3709 East Washington Street

Center Township, Council District #18

Englewood Community Development Corporation, by Joseph D. Calderon

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

Additional Business:

**The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination prior to the hearing by emailing planneroncall@indy.gov. Written objections to a proposal are encouraged to be filed via email at planneroncall@indy.gov before the hearing and such objections will be considered. At the hearing, all interested persons will be given an opportunity to be heard in reference to the matters contained in said proposals. The hearing may be continued from time to time as may be found necessary. For accommodations needed by persons with disabilities planning to attend this public hearing, please call the Office of Disability Affairs at (317) 327-7093, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.

METROPOLITAN DEVELOPMENT COMMISSION (MDC)

MEMBER ROSTER

Commissioner	Appointing Authority	Term
John J. Dillon III (President)	Mayor	01/01/2026 – 12/31/2026
Vacant	Mayor	
Brian P. Murphy (Secretary)	Mayor	01/01/2026 – 12/31/2026
Bruce Schumacher (Acting Secretary)	Mayor	01/01/2026 – 12/31/2026

Brandon Herget	City-County Council	02/02/2026 – 02/02/2027
Brent Lyle	City-County Council	12/02/2025 – 12/02/2026
Daniel Moriarty	City-County Council	08/11/2025 – 08/11/2026
Brigid Robinson	Mayor	01/01/2026 – 12/31/2026
Gregg West	City-County Council	06/01/2026 – 05/07/2027

This meeting can be viewed live at [indy.gov: Channel 16 Live Web Stream](https://indy.gov/Channel%2016%20Live%20Web%20Stream). The recording of this meeting will also be archived (along with recordings of other City/County entities) at [indy.gov: Watch Previously Recorded Programs](https://indy.gov/Watch%20Previously%20Recorded%20Programs).

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2026-R-021**

WHEREAS, the Metropolitan Development Commission of Marion County (the “Commission”) serves as the Redevelopment Commission of the Consolidated City of Indianapolis, Indiana (“City”) pursuant to IC 36-7-15.1 (the “Redevelopment Act”); and

WHEREAS, in that capacity, the MDC serves as the governing body of the City Redevelopment District (“District”); and

WHEREAS, by Resolution No. 2019-R-007, the MDC previously approved the 10th & Rural Streetscapes Project (“Project”) for the purpose of environmental justice, providing for realignment of intersection and general street improvements; and

WHEREAS, The City Department of Metropolitan Development (“DMD”), on behalf of the MDC, in engaging in the Project finds it necessary to demolish a structure located on the northwest corner of 10th & Rural (“Site”), in order to locate and remove underground storage tanks once used while the Site functioned as a gas station; and

WHEREAS, work is required to demolish the structure on the Site at an anticipated cost not to exceed \$15,000, to be performed by Ray’s Demolition; and

WHEREAS, DMD is requesting the MDC to authorize the use of locally available funds in an amount not to exceed \$15,000.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Development Commission of Marion County, Indiana acting as the Redevelopment Commission of the City of Indianapolis, Indiana, as follows:

1. The MDC hereby authorizes an expenditure of locally available funds for the cost of necessary demolition as described above in an amount not to exceed \$15,000.
2. The City Controller is hereby authorized to expend locally available funds for the activities described above. The Mayor and Controller of the City, the officers of the MDC and the Director of the DMD are hereby authorized and directed to take such further actions and execute such documents as they deem necessary or advisable to effectuate the authorizations set forth in this Resolution and all actions heretofore taken by any such official toward the completion thereof are hereby ratified, confirmed and approved.
3. This Resolution shall take effect immediately upon adoption by the MDC.

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on July 15, 2026.

Approved as to legal form and adequacy:

Metropolitan Development Commission:

By: Sheila Kinney
Sheila Kinney, Asst. Corp. Counsel

By: _____
John J. Dillon III, President

Date: 7/8/2026

Date: _____

**METROPOLITAN DEVELOPMENT COMMISSION OF
MARION COUNTY, INDIANA**

PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION

Resolution No. 2026-A-014

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 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, **July 15, 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 ten (10) 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, for the period indicated, only relative to the Project and **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 one (1) 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) years** after the date a final resolution is adopted or **December 31, 2031**; however, relative to redevelopment or rehabilitation completed before the end of the five (5) year period, 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: **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 buildings number two (2) at approximately 331,736 square feet.
6. 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.
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, **August 5, 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.

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 16th
of June 2026



Sheila Kinney,
Assistant Corporation Counsel

ATTACHMENT TO

METROPOLITAN DEVELOPMENT COMMISSION RESOLUTION

REAL PROPERTY TAX ABATEMENT

FACTUAL INFORMATION

Applicant: Metrobloks, LLC

Subject Real Estate: 2505 North Sherman Drive

Center 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. 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.

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. X 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
Metrobloks, LLC

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 on the east side of Sherman Drive, slightly south of 26th Street and north of Massachusetts Avenue.

Current Zoning: I-2

New Jobs Created: 35 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 tax abatement to assist in off-setting the high costs of investment associated with this proposed project. The granting of 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 staff's opinion, a project such as this would not be economically feasible without the tax abatement incentive. Staff believes that the use of tax abatement is an appropriate tool to assist with this project and 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: Staff recommends 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 \$82,932,500.00 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.

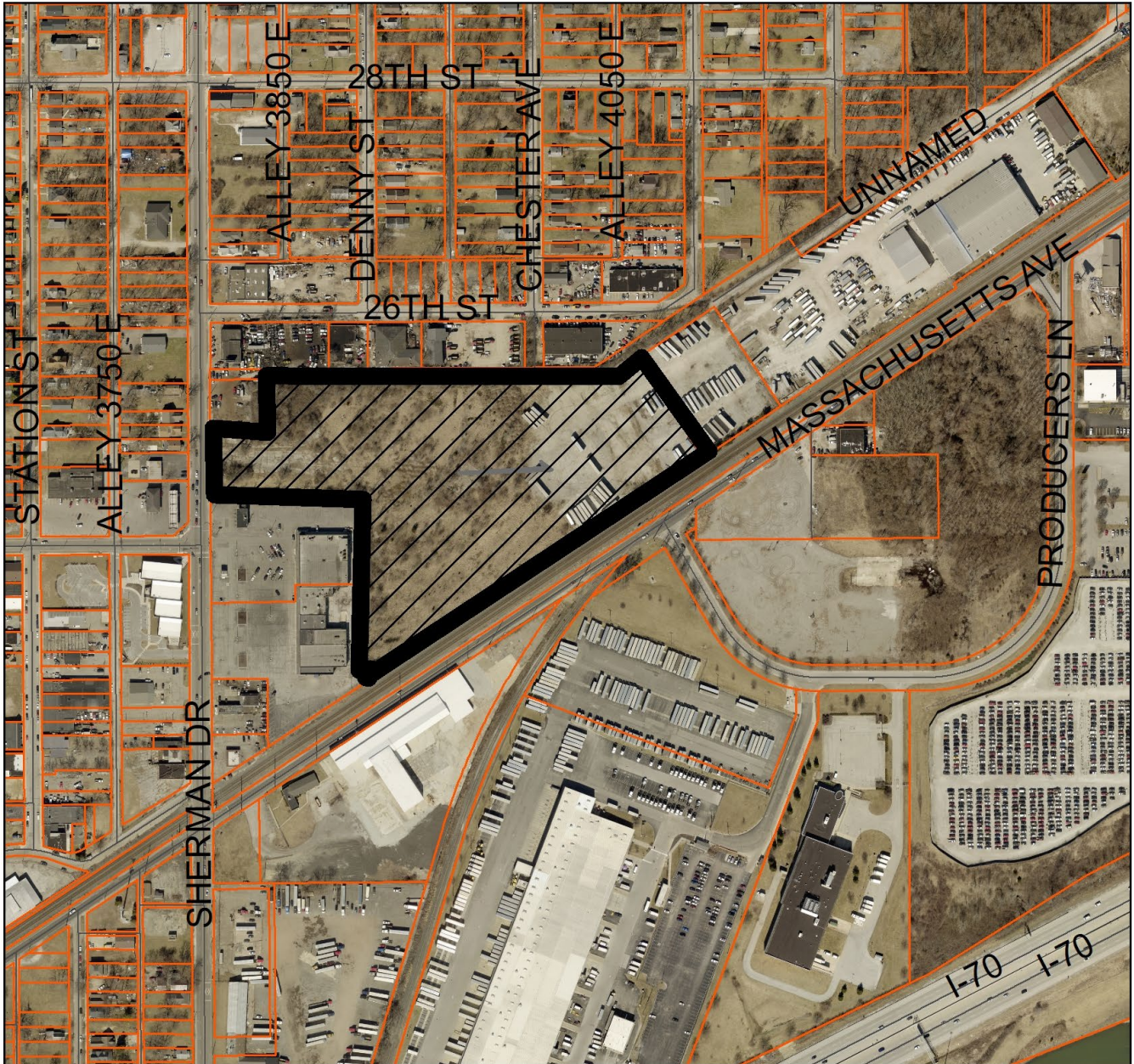
EMPLOYMENT: The petitioner estimates that this project will create a minimum of thirty-five (35) positions at an average wage of not less than \$46.14/hr. Staff finds these figures to be reasonable for a project of this nature.

OTHER BENEFITS: Staff believes this project is significant for 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 and development in Marion County.

STAFF COMMENT: Staff believes the "Totality of Benefits" arising from the project are sufficient to justify the granting of the tax abatement.

Project Site

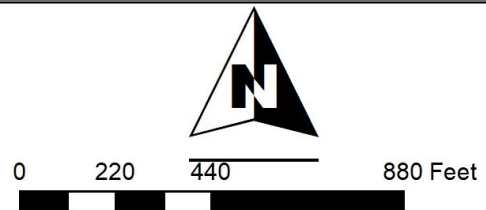
Metrobloks, LLC Project Site
2505 North Sherman Drive
Parcel #1098703



Legend
CCGIS.CNTRLIN
Parcels
CCGIS.IMAGE2022
RGB
Red: Band_1
Green: Band_2
Blue: Band_3

Project Site

Produced by: DMD - Battle 04-2026



METROPOLITAN DEVELOPMENT COMMISSION OF

MARION COUNTY, INDIANA

PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION

Resolution No. 2026-A-015

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 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, July 15, 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 fifteen (15) 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 August 5, 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 \$7,606,000,000.00.
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 August 15, 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 18th day
of June 2026

Sheila Kinney

Sheila Kinney
Asst Corporation Counsel

ATTACHMENT TO

METROPOLITAN DEVELOPMENT COMMISSION RESOLUTION

PERSONAL PROPERTY TAX ABATEMENT

FACTUAL INFORMATION

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.

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
Metrobloks, LLC

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

STAFF COMMENT
PERSONAL PROPERTY TAX ABATEMENT

Street Address: 2505 North Sherman Drive

New Jobs Created: 35 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 tax abatement to assist in off-setting the high costs of investment associated with this proposed project. The granting of property tax abatement will assist the petitioner in making this project more

Metrobloks, LLC up to 15-Year Enhanced Personal Property Tax Abatement

economically feasible by phasing in the increased tax liability resulting from the investments. In staff's opinion, a project such as this would not be economically feasible without the tax abatement incentive. Staff believes that the use of tax abatement is an appropriate tool to assist with this project and 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: Staff recommends approval of up to fifteen (15) years enhanced personal property tax abatement.

TOTALITY 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 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 expires, the petitioner can be expected to pay an estimated \$15,719,616.60 in personal property taxes annually related to the new equipment.

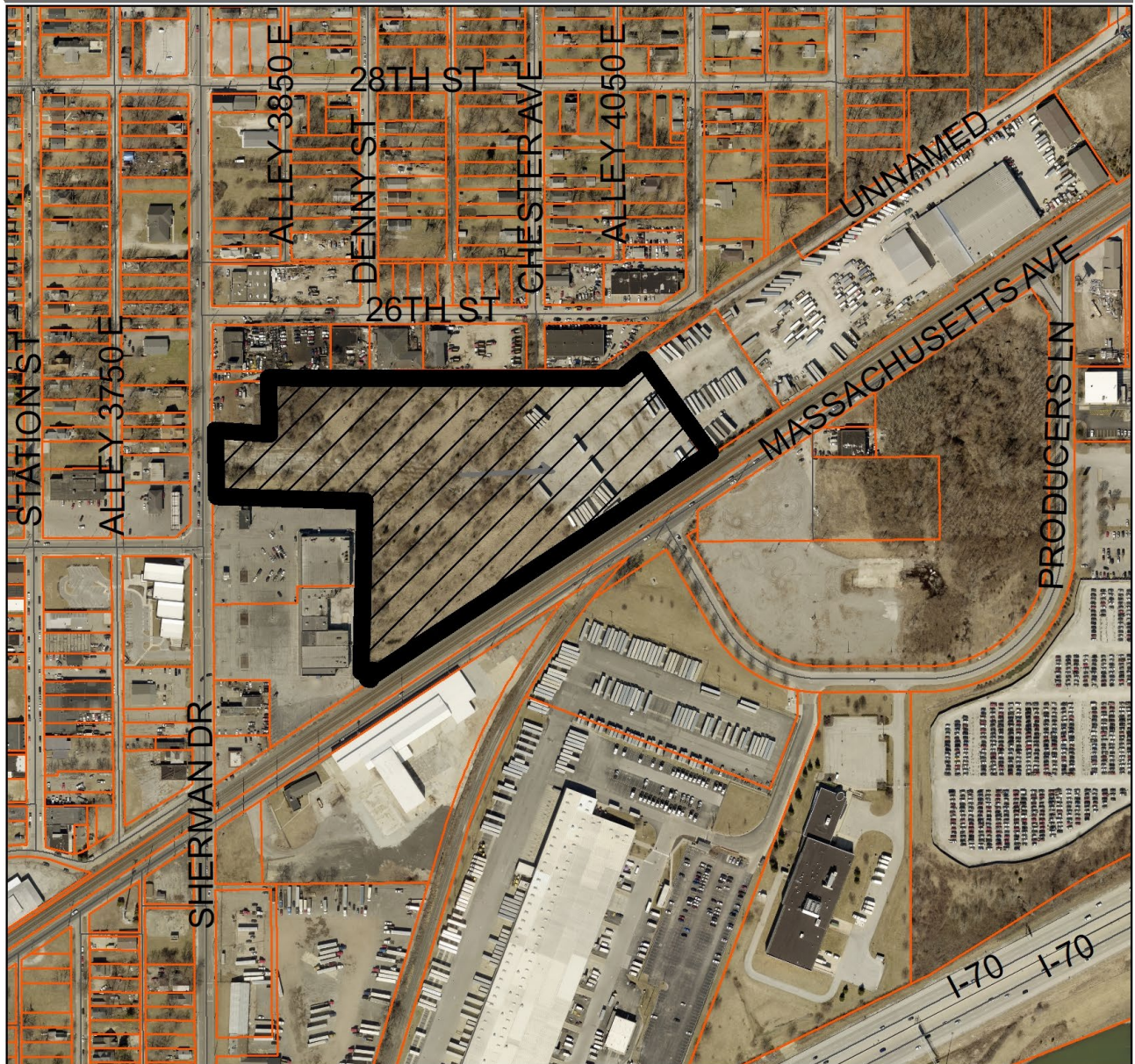
EMPLOYMENT: The petitioner estimates that this project will create thirty-five (35) new positions at an average or minimum wage of \$46.14/hr. Staff finds these figures to be reasonable for a project of this nature.

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: Staff believes the "Totality of Benefits" arising from the project are sufficient to justify the granting of the tax abatement.

Project Site

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



Legend

CCGIS CNTRLIN
Parcels

CCGIS.IMAGE2022
RGB

Red: Band_1
Green: Band_2
Blue: Band_3

 Project Site

Produced by: DMD - Battle 04-2026

0 220 440 880 Feet



**METROPOLITAN DEVELOPMENT COMMISSION OF
MARION COUNTY, INDIANA
RESOLUTION
AUTHORIZING AMENDMENT AND ASSIGNMENT TO THE MEMORANDUM OF
AGREEMENT ASSOCIATED WITH RESOLUTION 2023-A-026 REGARDING
REAL PROPERTY TAX ABATEMENT**

RESOLUTION NO. 2026-A-019

**Alfa Laval U.S. Group Services Real Estate LLC
Building # Two (2)
5820 Meritage Parkway**

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

WHEREAS, pursuant to I.C. 6-1.1-12.1, GP-CM County Line Partners, LLC (hereinafter “Applicant”) filed designation application requesting that the subject real estate at 5820 Meritage Parkway (hereinafter “Subject Real Estate”) be designated as an Economic Revitalization Area for the purpose of achieving real property tax savings in connection with redevelopment or rehabilitation activities (hereinafter “Project”); and

WHEREAS, on Wednesday, June 21st, 2023, the Metropolitan Development Commission (hereinafter “Commission”) adopted Preliminary Economic Revitalization Area Resolutions No. 2023-A-022 preliminary designating the Subject Real Estate as an Economic Revitalization Area; and

WHEREAS, on Wednesday July 5^h, 2023, after conducting a public hearing, the Commission adopted Final Economic Revitalization Area Resolution No. 2023-A-026 (hereinafter “Resolution”), designating the Subject Real estate as an Economic Revitalization Area for the purpose of receiving up to seven (7) years real property tax abatement (hereinafter “Abatement”); and

WHEREAS, in the Statement of Benefits Form contained in the Resolution and the Memorandum of Agreement for building No. 2 (hereinafter “MOA”) executed by and between the Applicant and the City of Indianapolis (hereinafter “City”), the Applicants indicated, among other requirements, that a minimum of \$126,360,000 in real property improvements would be made at the Subject Real Estate, and would have 63 full-time permanent positions would be created at wages of not less than \$18.00 per hour as a result of the Project (collectively, the “Commitments”); and

WHEREAS, GP-CM County Line Partners, LLC wishes to assign certain of its responsibilities as Applicant under the Agreement to Alfa Laval U.S. Group Services Real Estate LLC. Alfa has agreed to fulfill all of Assignor’s obligations as Applicant under the Agreement, except that the Inclusivity Plan obligation and capital expenditure investment commitment will remain the responsibility of County Line Partners; and

WHEREAS, in the MOA it required the Applicant to complete the Commitments for 63 new position (average wage rate of \$18.00 per hour) by December 31, 2025 (the “Deadline Date”); and

WHEREAS, the Applicant submitted a request to extend the deadline dates for meeting the commitments to December 31, 2026, due to delays in project construction.

WHEREAS the City and Applicant (collectively, the “Parties”) desire to amend the Resolution and building No. 2 MOA in the following manner: assign the MOA to Alfa Laval U.S. Group Services Real Estate LLC. and extend the job creation commitment date to December 31, 2026. The applicant also desires to achieve and maintain 63 positions at a rate of \$18 per hour by December 31, 2026, and continuing until December 31, 2039; and

WHEREAS the City and Applicant (collectively, the “Parties set forth in this Amending Resolution, and subsequently set 1:00 p.m. on Wednesday, July 15th, 2026, for the public hearing of remonstrances and objections from persons interested in the Applicant’s compliance with Resolutions and MOA, and whether the payment of the damages should be made to the City; and

WHEREAS, proper legal notices were published stating when and where such final hearing would be held; and

WHEREAS, at such final hearing, evidence and testimony (along with all written remonstrances and objections previously filed) were considered by the Commission; and

WHEREAS, the DMD and The City of Indianapolis have satisfied all other conditions precedent to hold the hearing to amend the terms of the Economic Revitalization Area designations, associated tax abatement deductions and the associated Memorandum of Agreement.

NOW, THEREFORE, BE IT RESOLVED:

1. The Commission hereby determines that the Applicant is unlikely to be able to comply with the job creation Commitments, as stated in the Statement of Benefits, the Resolution, and the MOA.
2. The Commission will allow Alfa Laval U.S. Group Services Real Estate LLC to assume assigned Applicant responsibilities for Building#2, including extending the job creation commitment through December 31, 2026, while County Line Partners shall retain responsibility for fulfilling the Inclusivity Plan obligations and the capital expenditure investment commitments. The Commission further finds that these adjustments constitute reasonable deviations from the Commitments set forth in the SB-1, Resolution, and MOA, and hereby authorizes the Director of DMD to execute the Amended Memorandum of Agreement.
3. The Commission directs the Department of Metropolitan Development to continue to monitor the Applicant’s Project for the remainder of the term agreed upon in the Amended MOA.

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillion III, President

Dated

Approved as to Legal Form
and Adequacy June 25th, 2026.

Sheila Kinney

Approved for Legal Form and Adequacy
Office of Corporation Counsel

**METROPOLITAN DEVELOPMENT COMMISSION OF
MARION COUNTY, INDIANA
FINAL ECONOMIC REVITALIZATION AREA RESOLUTION**

Resolution No. 2026-A-033

PERSONAL PROPERTY TAX ABATEMENT

CCBCC Operations, LLC
5000 West 25th Street

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 and annual deduction 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 the installation of new equipment; 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 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, June 17, 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-026 (“Preliminary Resolution”)**, 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, July 15, 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 IC 6-1.1-12.1-2(k), a statement of benefits for property located within an allocation area, as defined by IC 36-7-15.1-26, may not be approved unless the Town Council of the Town of Speedway, Indiana, and the Speedway Redevelopment Commission (SRC) adopts a resolution approving the statement of benefits; and

WHEREAS, the Town Council of the Town of Speedway, Indiana, and the Speedway Redevelopment Commission (SRC) on **Monday, July 13, 2026**, adopted a Resolution approving the Applicant’s Statement of Benefits associated with the Project; 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 the Preliminary Resolution, (along with all written remonstrances and objections previously filed) were considered by the Commission.

NOW, THEREFORE, IT IS RESOLVED:

1. The Commission now amends, 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, 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 the Specified New Equipment is filed with the County Assessor.
2. **The Economic Revitalization Area designation terminates December 31, 2028. 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 July 15, 2026, to December 31, 2028.**

CCBCC Operations, LLC – 4-Year Personal Property Tax Abatement

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 four (4) 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, 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 four (4) year the term of the abatement plus two (2) years or a total of six (6) years. The dates of the six (6) surveys shall be on or about the following dates: 2028, 2029, 2030, 2031, 2032, and 2033.
8. The Subject Real Estate and Project area are approved for an abatement period of **four (4) years**.

9. The four (4) year personal property tax abatement shall utilize the following deduction schedule:

PROPOSED ABATEMENT SCHEDULE
PERSONAL PROPERTY TAX ABATEMENT

YEAR OF DEDUCTION	PERCENTAGE
1 st	50%
2 nd	50%
3 rd	50%
4 th	50%

10. 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 1st day
of July 2026.

Sheila Kinney

Sheila Kinney,
Assistant Corporation Counsel

STAFF COMMENT
PERSONAL PROPERTY TAX ABATEMENT

Street Address:5000 West 25th Street

New Jobs Created:.....16 at \$24.62/hr.

Jobs Retained:.....179 at \$25.83/hr.

Estimated Cost of Equipment:....\$31,500,000.00

STAFF ANALYSIS

Indianapolis's long-standing relationship with Coca Cola dates back to the early twentieth century, highlighted by the historic 1931 Art Deco Coca Cola bottling plant on Massachusetts Avenue. Once the largest Coca Cola bottling facility in the world, the plant played an important economic and cultural role until production moved to Speedway in the 1960s. The original site has since been transformed into the Bottleworks District, a redevelopment project that preserves the historic structure while adding new commercial and cultural uses. This evolution reflects the deep historic role Coca Cola has held in shaping parts of the city's identity.

CCBCC Operations, LLC (d/b/a Coca-Cola Consolidated), operating at 5000 W 25th Street, within the Town of Speedway, Marion County has initiated a \$31.5 million capital investment to expand its manufacturing capabilities by installing a new glass-bottle production line dedicated to non-alcoholic beverages. This upgrade will feature equipment supplied by KHS, Inc., a specialist in beverage-manufacturing machinery and systems.

The project will retain 179 current jobs, with 138 of those employees living in Marion County, which represents 77% of the retained Marion County resident's workforce. It will also create 16 new positions, all of which CCBCC will work to fill with Marion County residents. Retained positions pay an average wage of \$25.83/hr., and new positions will pay \$24.62/hr. This investment supports continued growth in the region's beverage manufacturing sector and aligns with broader economic activity in Indianapolis, including recent momentum surrounding the Indianapolis Motor Speedway and the renewed presenting sponsorship by Gainbridge.

In January 2026, Coca Cola returned to the Indianapolis Motor Speedway under a new multiyear agreement naming it the official soft beverage and water sponsor, ending six years in which Pepsi and Mountain Dew held those rights. Fans will once again enjoy the full Coca Cola product lineup on race day, and the company will participate in popular community traditions such as Indy 500 Porch Parties and Bike to the 500 events.

The Town of Speedway and the Speedway Redevelopment Commission (SRC) have negotiated the proposed incentives with CCBCC Operations, LLC. The proposed tax abatements would eliminate CCBCC's property tax obligations on eligible investments for a four (4) year period at a fixed rate of 50%. Staff supports the incentive offer, as any incremental taxes generated by this project would otherwise be collected by the underlying TIF District, which is controlled by the Town and the SRC, rather than the MDC and City-County Council.

The applicant is requesting tax abatement to assist in off-setting the high costs of investment associated with this proposed project. The granting of 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 staff's opinion, a project such as this would not be economically feasible without the tax abatement incentive. Staff believes that the use of tax abatement is an appropriate tool to assist with this project and 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: Staff recommends approval of four (4) years personal property tax abatement.

TOTALITY OF BENEFITS

PETITIONER: CCBCC Operations, LLC

INVESTMENT: Staff estimates that the proposed investment of \$31,500,000.00 should result in an increase to the tax base of approximately \$20,475,000.00 of assessed value in the first year of operation. Staff estimates that over the four (4) year personal property tax abatement period the petitioner will realize savings of approximately \$908,529.30 (a 48.2% savings). During the abatement period, the petitioner is expected to pay an estimated \$978,251.40 in personal property taxes related to the new equipment. After the tax abatement expires, the petitioner can be expected to pay an estimated \$221,974.20 in personal property taxes annually related to the new equipment.

EMPLOYMENT: The petitioner will retain one hundred seventy-nine (179) positions with an above average wage of \$25.83/hr. and estimates that this project will create sixteen (16) positions at an average wage of \$24.52/hr. Staff finds these figures to be reasonable for a project of this nature.

OTHER BENEFITS: Staff believes this project is significant for Wayne 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: Staff believes the "Totality of Benefits" arising from the project are sufficient to justify the granting of the tax abatement.

PROJECT SUMMARY

Applicant: CCBCC Operations, LLC

Subject Real Estate: 5000 West 25th Street

Wayne Township Parcel Number: 9048706

Project Description:

CCBCC Operations, LLC (d/b/a Coca-Cola Consolidated), operating at 5000 W 25th Street within the Town of Speedway, Marion county, has initiated a \$31.5 million capital investment to expand its manufacturing capabilities by installing a new glass-bottle production line dedicated to non-alcoholic beverages. This upgrade will feature equipment supplied by KHS, Inc., a specialist in beverage-manufacturing machinery and systems.

The project will retain 179 current jobs, with 138 of those employees living in Marion County, which represents 77% of the retained Marion county resident's workforce. It will also create 16 new positions, all of which CCBCC will work to fill with Marion County residents. Retained positions pay an average wage of \$25.83/hr., and new positions will pay an average of \$24.62/hr. This investment supports continued growth in the region's beverage manufacturing sector and aligns with broader economic activity in Indianapolis, including recent momentum surrounding the Indianapolis Motor Speedway and the renewed presenting sponsorship by Gainbridge.

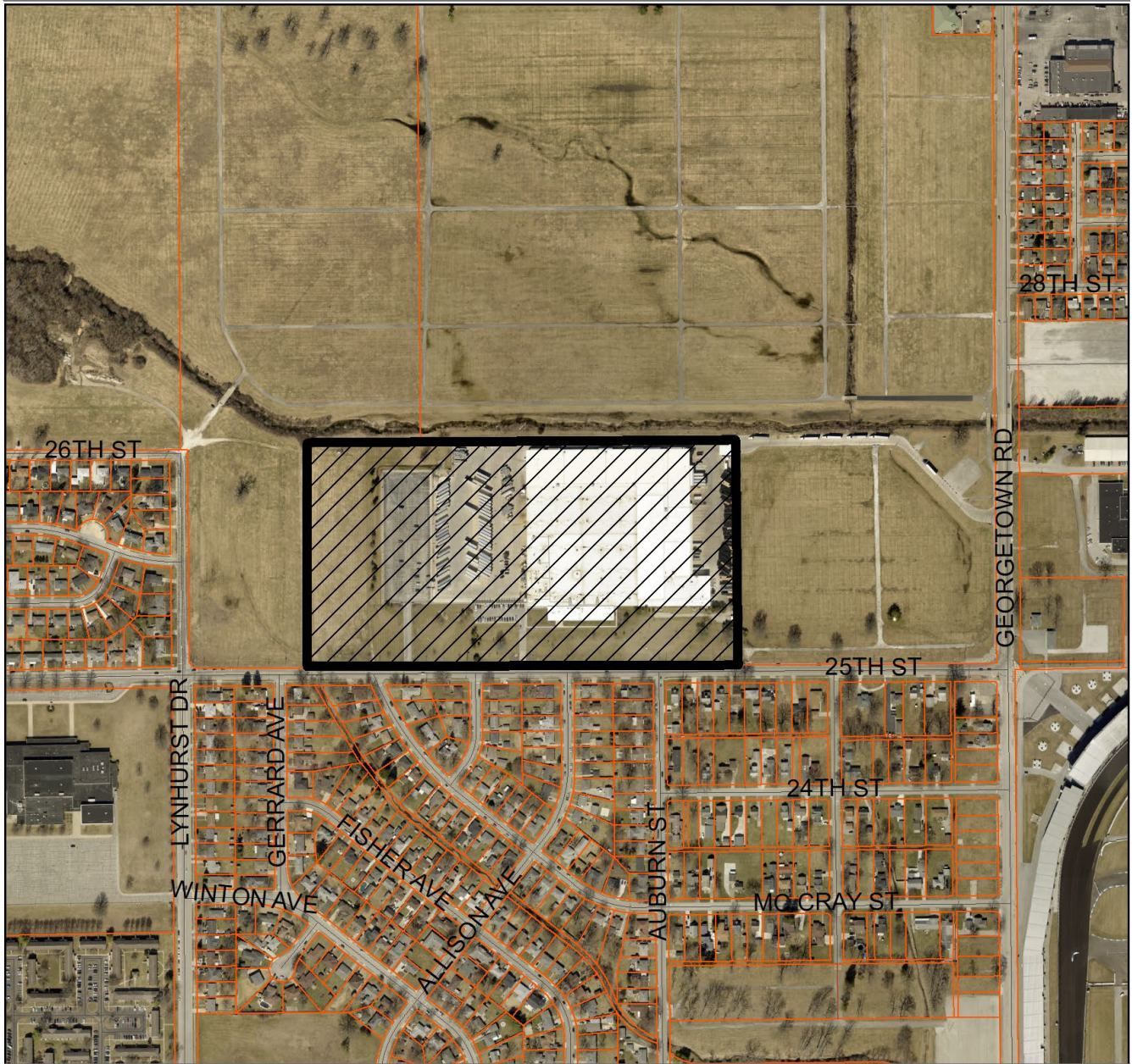
New Jobs Created: 16 at \$24.62/hr.

Job Retained: 179 at \$25.83/hr.

Estimated Cost of Project: \$31,500,000.00

RECOMMENDATION: Staff recommends approval of four (4) years personal property tax abatement.

CCBCC Operations, LLC - Coca Cola
Project site: 5000 West 25th Street
Parcel: #9048706

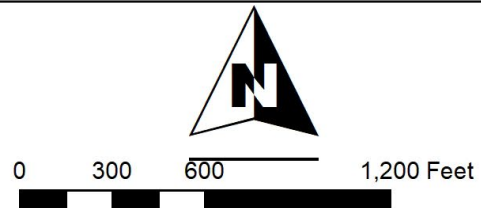


Legend

CCOB CNTRLIN
Parcels
CCGIS.IMAGE2022
RGB
Red: Band_1
Green: Band_2
Blue: Band_3

 **Project Site**

Produced by: DMD - Battle 04-2026



**METROPOLITAN DEVELOPMENT COMMISSION OF
MARION COUNTY, INDIANA
FINAL ECONOMIC REVITALIZATION AREA RESOLUTION**

Resolution No. 2026-A-034

PERSONAL PROPERTY TAX ABATEMENT

Zima International, Inc.
6900 English Avenue

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, **May 6, 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-018**, 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, **July 15, 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 IC 6-1.1-12.1-2(k), a statement of benefits for property located within an allocation area, as defined by IC 36-7-15.1-26, may not be approved unless the City-County Council of Indianapolis and Marion County, Indiana (hereinafter referred to as "City-County Council") adopts a resolution approving the statement of benefits; and

WHEREAS, the City-County Council, on **July 6, 2026**, adopted a resolution approving the Applicant's Statement of Benefits; 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, 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 the Specified New Equipment is filed with the Township Assessor.
2. **The Economic Revitalization Area designation terminates December 31, 2030. Accordingly, partial abatement of property taxes is allowed relative to Specified New Equipment installed on the Subject Real Estate during the period July 15, 2026, to December 31, 2030.** 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 **seven (7)** 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

Zima International Inc., 7-Year Personal Property Tax Abatement

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 **nine (9) years**. The dates of the **nine (9)** surveys shall be on or about the following dates: **2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034 and 2035**.
8. The Subject Real Estate and Project area are approved for an abatement period of **seven (7) 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 26th day
of June, 2026.

Sheila Kinney

Assistant Corporation Counsel

Zima International Inc., 7-Year Personal Property Tax Abatement

STAFF COMMENT
PERSONAL PROPERTY TAX ABATEMENT

Street Address..... 6900 English Avenue

New Jobs Created:.....350 at \$24.94/hr.

Jobs Retained:.....0

Estimated Cost of Equipment: \$42,800,000.00

STAFF ANALYSIS

Zima International, Inc. will invest \$42.8 million in personal property to establish a state-of-the-art production facility at 6900 English Avenue in Indianapolis. The investment will support the advancement of digital dentistry over the next seven (7) years and is expected to create 350 new jobs with an average wage of \$24.94/hr. with an anticipated date of December 31, 2031, strengthening the local economy and workforce.

Zima International, Inc. is a leading innovator in the dental industry, leverages cutting edge materials and technology to manufacture high quality dental products. The new facility will be fully automated, incorporating advanced technologies such as 3D printing equipment, robotics, and 3D imaging systems to modernize dental product manufacturing and significantly improve efficiency through automation. Additionally, 5% of the savings will support the maintenance and infrastructure of the Pennsy Trail and Cumberland CDD in Warren Township, reinforcing Dandy's commitment to community development.

The project at 6900 English Avenue, Indianapolis is leasing from the Thunderbird Commerce Center, master-planned industrial park located on a former Ford/Visteon plant site. The development spans approximately 148 acres and is zoned I-3 Medium Industrial making it suitable for heavy manufacturing, warehousing, and distribution. The site offers rail access via a CSX rail spur, proximity to major interstates (I-465, I-74, I-65 and I-69) and is located with an Opportunity Zone. The facility will ship products nationwide, positioning Indianapolis as a hub for advanced manufacturing and logistics operations. In addition, this project reflects the city's commitment to advancing technology.

The applicant is requesting tax abatement to assist in off-setting the high costs of investment associated with this proposed project. The granting of 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 staff's opinion, a project such as this would not be economically feasible without the tax abatement incentive. Staff believes that the use of tax abatement is an appropriate tool to assist with this project and 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: Staff recommends approval of **seven (7)** years personal property tax abatement.

TOTALITY OF BENEFITS

<u>PETITIONER:</u>	Zima International, Inc.
<u>INVESTMENT:</u>	Staff estimates that the proposed investment of \$42,800,000.00 should result in an increase to the tax base of approximately \$17,120,000.00 of assessed value in the first year of operation. Staff estimates that over the seven (7) year personal property tax abatement period the petitioner will realize savings of approximately \$1,852,569.30 (a 58.1% savings). During the abatement period, the petitioner is expected to pay an estimated \$1,334,378.62 in personal property taxes related to the new equipment. After the tax abatement expires, the petitioner can be expected to pay an estimated \$367,724.76 in personal property taxes annually related to the new equipment.
<u>EMPLOYMENT:</u>	The petitioner estimates that this project will create three hundred-fifty (350) new positions at an average wage of \$24.94/hr. Staff finds these figures to be reasonable for a project of this nature.
<u>OTHER BENEFITS:</u>	Staff believes this project is significant for Warren 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.
<u>STAFF COMMENT:</u>	Staff believes the "Totality of Benefits" arising from the project are sufficient to justify the granting of the tax abatement.

PROJECT SUMMARY

Applicant: Zima International, Inc.

Subject Real Estate: 6900 English Avenue

Warren Township Parcel Number: #7047776

Project Description

Zima International, Inc., will invest \$42.8 million in personal property to establish a state-of-the-art production facility at 6900 English Avenue in Indianapolis. The investment will support the advancement of digital dentistry over the next seven (7) years and is expected to create 350 new jobs with an average wage of \$24.94/hr., strengthening the local economy and workforce.

Zima International, Inc. is a leading innovator in the dental industry, leverages cutting edge materials and technology to manufacture high quality dental products. The new facility will be fully automated, incorporating advanced technologies such as 3D printing equipment, robotics, and 3D imaging systems to modernize dental product manufacturing and significantly improve efficiency through automation. Additionally, 5% of the savings will support the maintenance and infrastructure of the Pennsy Trail and Cumberland CDD in Warren Township, reinforcing Dandy's commitment to community development.

New Jobs Created: 350 at an average of \$24.94/hr.

Job Retained: 0

Estimated Cost of Project: \$42,800,000.00

RECOMMENDATION: Staff recommends approval of seven (7) years personal property tax abatement.

Zima International Inc.- Project Site
6900 English Avenue
Parcel #7047776
Irvington-Brookville Road Allocation Area



METROPOLITAN DEVELOPMENT COMMISSION

July 15, 2026

Case Number: 2026-CVR-815 (Amended) / 2026-CPL-815

Property Address: 305 Fintail Drive

Location: Warren Township, Council District #20

Petitioner: DCB Indianapolis, LLC, by Mindy Westrick Brown

Current Zoning: I-3

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

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

Current Land Use: Vacant.

Staff Recommendations: Approval of the variance and plat requests.

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

July 15, 2026

The Metropolitan Development Commission continued these petitions from the July 1, 2026 hearing, to the July 15, 2026 hearing, at the request of the petitioner's representative.

The petitioner's representative submitted updated documents that would substantially reduce the overall scope of the development that is reflected in the amended documents that include the Plan of Operation, Findings of Fact for the Use Variance, Trip Generation Memorandum, and proposed Commitments.

Plan of Operation, file-dated July 8, 2026

1. The project would be conducted in two Phases that would be completed within five years.
2. The number of buildings would be reduced from three to two buildings.
3. Total square footage of the buildings would be reduced from 410,000 square feet to 320,000 square feet, with Phase 1 building (one story) at 70,000 square feet, followed by Building 2 (two-story) at 250,000 square feet.
4. Number of employees at the time of the build-out would be reduced from approximately 35 to 17 full-time, high-wage, operations staff.
5. Employee traffic would be reduced from 35 to 17 daily commuters.

6. No new wells will be drilled for providing water for the facility and grounds operation.
7. Total generators would be reduced from 56 to 31; Building 1 would have 6 generators and Building 2 would have approximately 25 generators.
8. Construction traffic restrictions on Kitley Avenue during school drop off and pick up times.
9. Communications with the school regarding generator operations and security events.
10. Additional provisions related to the public-facing website.

Trip Generation Memorandum – File-dated July 8, 2026

Based on the reduction of the scope of the project, the Trip Generation Memo was updated. The proposed Data Center Campus would now result in a 72% reduction in total daily trips compared to the average data center campus of comparable size.

Findings of Fact –Development Standards Variance - File-dated July 1, 2026

The Findings of Fact for development standards have been updated to reflect the amended request and the reduction from the minimum off-street vehicle parking spaces from 250 spaces to 100 spaces.

The Findings of Fact for the use variance have not changed but are included in this staff report labeled July 1, 2026, which is the latest submission of this document.

Commitments – File-dated July 8, 2026

Amendments to the Commitments relate the reduced project scope and include the following amendments:

1. Date of site plan changed to July 1, 2026.
2. Number of buildings reduced from three to two.
3. Location of utility yards screening changed due to amended site plan.
4. New provision that restricts construction traffic on Kitley Avenue during drop off and pick up time for Irvington Community School, Inc.
5. Required communication with Irvington Community School, Inc., related to operation of the generators and security events.
6. Berm and landscaping strip for Building 2 removed due to amended site plan.
7. Added Irvington Community School, Inc., as a category of persons entitled to receive personal notice of the rezoning or approval.

July 1, 2026

These petitions were heard by the Hearing Examiner on June 11, 2026. After a full hearing, the Hearing Examiner recommended approval of the variances and the plat. Subsequently, the remonstrators filed an appeal of the Hearing Examiner's decision. A memorandum of her recommendation is attached.

Updated documents have been submitted to the file that includes the Plan of Operation, Findings of Fact and proposed Commitments.

**Department of Metropolitan Development
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The Plan of Operation, file-dated June 17, 2026, provides additional details related to full cut-off light fixture shields, solar powered / motion sensor control light fixtures, construction hour limitations, decommissioning plan; renewable power, availability of drainage plans to the public and Pennsy Trail improvements.

Findings of Fact for both the Use and Development Standards, filed dated June 18, 2026, have been amended to include information received following the hearing on June 11, 2026.

Commitments, file-dated June 17, 2026, include:

- Development in substantial conformance with site plan dated April 27, 2026.
- Community protection related to water and electricity.
- Maximum roof line height of 60 feet.
- No loading docks near protected districts.
- No long-term truck parking.
- Mechanical equipment shall be screened, along with a 10-foot-tall fence around utility yards.
- Spill prevention, control, and countermeasure (SPCC) planning in compliance with IDEM prior to permit issuance.
- A sound study shall be prepared by a qualified acoustic engineer to assure compliance with all noise standards, including testing frequency.
- Lighting directed away from adjacent parcels and in compliance with the Ordinance.
- Prohibition of cryptocurrency mining and nuclear energy facilities, including nuclear power plants, small modular reactors, micro-reactors, and nuclear fuel storage facilities, shall be prohibited on the property.
- All on-site utility lines shall be buried.
- Preparation of a Decommissioning Plan in accordance with the Plan of Operation.
- A public facing website available for contacting the operator, viewing house documents related to the public hearing process, including drainage plans.
- No temporary construction driveway or permanent driveway allowed north of the property.
- Limitation of construction hours.
- Dust suppression control measures utilized during site development and construction activities.
- Landscaping and buffering in accordance with the Ordinance, with Administrator Approval of final landscaping plan.
- Berms ranging from three (3) to eight (8) feet in height, with a vegetated buffer strip consisting of two staggered rows of evergreen trees along the property line abutting the protected district.
- Transitional yards in accordance with the Data Center Site Plan.
- Landscaping shall be maintained and replaced, as needed.

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- Coordinate with the Parks Alliance of Indianapolis (aka Indianapolis Park Foundation, Inc.) for a period of no less than five years to contribute an annual gift of trail stewardship benefiting the Pennsy Trail.
- Coordinate with the local electric provider for planting of native seed mix within the existing transmission line easement along the northern property boundary.

Corrections – Staff Report June 11, 2026

Plat – *file-dated May 28, 2026*

Plat - *Block A, Lot 1 acreage is 6.598; Block A, Lot 2 acreage is 25.707*

Plan of Operation – *file-dated May 21, 2026*

Transit-Oriented Development Overlay – *removed because industrial districts are exempt from the overlay.*

Environmental Summary - *Prior to the sale of the land to the developer, the developer coordinated with the Indiana Brownfield Program and conducted additional remediation operations that resulted in an updated ERC on March 21, 2025.*

The Hearing Examiner acknowledged the automatic continuance that continued these petitions from the May 14, 2026 hearing, to the June 11, 2026 hearing.

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:

- All mechanical equipment, including but not limited to generators, HVAC, and cooling/chilling systems shall be screened from public right-of-way and adjoining properties, consistent with Sec. 744-500.
- Provide staff with the measurement method by a qualified acoustical engineer on how the property owner shall determine decibel levels at property line for monitoring and compliance shall be submitted prior to ILP issuance.
- The existing utility easement shall provide the transitional yard along the northern property boundary of the subject site.
- There shall be no generator testing between 5:00 p.m. and 7:00 a.m.
- All outdoor lighting for the proposed use of a data center technology park shall comply with the full Development Standards and remain directed away from all adjacent parcels (744-604).

In addition to Staff's commitments, the petitioner has agreed to additional commitments, if Variance of Use for a data center campus is approved:

- A minimum 200-foot transitional yard along the northern property boundary.
- Berms ranging from three (3) to eight (8) feet in height, with a vegetated buffer strip consisting of two staggered rows of evergreen trees along the property line abutting the protected district.

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- Developer-funded substation construction and associated electrical infrastructure in coordination with local electric utility.
- Development shall be in substantial conformance with the Data Center Site Plan filed in the companion variance matter, and the maximum roofline height of all three proposed buildings shall be sixty (60) feet.
- All water utilized by the data center shall be provided by a municipal provider, and the developer shall not utilize natural aquifers to supply the facility. For rare emergency or unforeseen mechanical issue, water shall be disposed of in accordance with IDEM regulations and shall not be discharged into the public wastewater system.
- Prohibition of long-term truck parking, truck storage, and commercial truck maintenance on-site, with limited allowances for short-term loading and specialized equipment deliveries.
- Construction hour limitations consistent with the Consolidated City-County noise ordinance.
- Prohibition of cryptocurrency mining and nuclear energy facilities, including nuclear power plants, small modular reactors, micro-reactors, and nuclear fuel storage facilities, shall be prohibited on the Property.
- An annual gift for no less than five years for trail stewardship for the Pennsy Trail to The Parks Alliance of Indianapolis (aka The Indianapolis Parks Foundation, Inc.).
- Coordinate with the local electric provider for planting of native seed mix within the existing transmission line easement along the northern property boundary.
- Spill prevention, control, and countermeasure (SPCC) planning in compliance with IDEM prior to permit issuance.
- Generator operations shall comply with IDEM air permit limits.
- Exterior lighting shall comply with zoning ordinance requirements and required exterior parking lot lighting fixtures shall be solar powered, with motion sensor controls utilized for pedestrian areas and entrances where feasible.
- Construction and repair activities shall not occur between 6:00 p.m. and 7:00 a.m., except in cases of urgent necessity in the interest of public health and safety.
- Mechanical yards, electrical yards, transformer arrays, and generator areas shall be enclosed by a screen wall approximately ten (10) feet in height.

Staff recommends that the **Metropolitan Development Commission approve and find that the plat, file dated March 28, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:**

1. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
2. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
4. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
5. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.

6. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
7. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
9. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
10. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat
11. That the plat shall be recorded within two (2) years after the date of conditional approval by the Hearing Examiner

PETITION OVERVIEW

This 32.406-acre site, zoned I-3, is vacant and surrounded by the Pennsy Trail and utility substation to the north, zoned I-3, D-5, C-S and C-4; industrial uses to the east and south, and undeveloped land to the west, all zoned I-3.

This site was included in petition 56-Z-4 that rezoned 272.23 acres to the I-3 district.

Overlays

This site is also located within an Industrial Reserve. “Overlays are used in places where the land uses that are allowed in a typology need to be adjusted. They may be needed because an area is environmentally sensitive, near an airport, or because a certain type of development should be promoted. Overlays can add uses, remove uses, or modify the conditions that are applied to uses in a typology.”

The Industrial Reserve (IR) overlay is intended for areas that are prime for industrial development due to factors such as large parcel size, proximity to compatible uses, and/or interstate access.

PLAT

Site Plan

This site is located within the Thunderbird Business Park. **See Exhibit A.**

This request would divide 32.406 acres (Block A) into two lots for data center development. Block A, Lot 1 would be 6.698 acres and Block A, Lot 2 would be 25.707 acres.

Block A, Lot 1 would be developed with Building 1 at 69,128 square feet and a height of 22 feet. Block A, Lot 2 would be developed with Building 2 at 142,152 square feet and a height of 56 feet and Building 3 at 194,708 square feet and a height of 56 feet.

Equipment yards would be internal to the site and behind the proposed buildings.

Access to this site would be along Fintail Drive, which is a private street that intersects with English Avenue and serves as access to sites within this business park.

Streets and Traffic

No new streets are proposed as part of this petition.

Waivers

Because this site is served by a private street, sidewalks would not be required.

VARIANCE OF USE

The petitioner is requesting a Variance of Use to permit a data center campus, an unlisted land use, within the I-3 zoning district. The Variance of Use is required as a direct result of the Administrator's unlisted land use interpretation issued pursuant to Section 743-210.

Variance of Use Criteria Analysis

The petitioner seeks a Variance of Use to allow a data center campus on property zoned I-3, with additional commitments specific to this use. Using the unlisted interpretation provided, the petitioner must demonstrate compliance with the variance criteria under Indiana Code 36-7-4-918.4, including but not limited to:

- That the approval will not be injurious to public health, safety, morals, or general welfare;
- That the use and value of adjacent property will not be substantially adversely affected;
- That the need for the variance arises from conditions unique to the property;
- That the strict application of the ordinance results in unnecessary hardship;
- That the variance does not interfere substantially with the comprehensive plan.

Public Health, Safety, Morals, and General Welfare

Public testimony and correspondence have raised concerns related to potential impacts of the proposed data center use, including noise, operation of diesel-fueled generators, and overall energy consumption. Staff acknowledges these concerns as part of the public record and took that into consideration during the zoning analysis.

The review of a Variance of Use is limited to whether the proposed use, as conditioned and regulated, is incompatible with public health, safety, morals, or general welfare under the standards of the Consolidated Zoning and Subdivision Ordinance and State Code. Indy Rezone anticipates industrial uses with operational impacts and addresses such impacts through applicable development standards, performance regulations, and the ability to impose enforceable commitments.

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Division of Planning
Current Planning**

In this case, the petitioner has proposed commitments that directly regulate operational characteristics of the data center campus, including limitations on generator testing hours, sound level monitoring at the property line, required buffering and screening, and use of a closed-loop cooling system. Emergency generators would be enclosed in insulated structures and subject to IDEM air permitting requirements. Per the Plan of Operations submitted on May 21, 2026, spill prevention, control, and countermeasure (SPCC) plan will be implemented in compliance with IDEM regulations.

The petitioner has also committed to funding necessary electrical infrastructure improvements, including a future on-site substation, to ensure that associated costs are not borne by local ratepayers, per the Findings of Fact for the Variance of Use.

In addition, a Trip Generation Comparison memorandum states that “comparing the information for the total daily trips anticipated by DC Blox to those of the ITE manual, DC Blox proposes a 65% reduction in total daily trips compared to the average data center campus of comparable size.” **See Exhibit B.**

Based on the proposed commitments and applicable regulatory oversight, staff finds that the requested Variance of Use, as conditioned, does not create an unregulated or unchecked impact on public health, safety, morals, or general welfare beyond what is contemplated for industrial development within the I-3 zoning district.

Because of the historical use of the property, the petitioner conducted research related to possible environmental contamination of the property. The previous owner enrolled the entire property in IDEM’s Voluntary Remediation Program (VRP) in January 2015, that resulted in an Environmental Restrictive Covenant (ERC) on July 21, 2022. Following remediation operations, IDEM issued a Certificate of Completion in February 2023, and the State of Indiana issued a Covenant Not to Sue Ford.

Prior to the sale of the land to the developer, the developer coordinated with the Indiana Brownfield Program and conducted additional remediation operations that resulted in an updated ERC on March 21, 2025. **See Exhibit C.**

Adjacent Property Impacts

The subject site’s size, configuration, and separation from the nearby protected district (Pennsy Trail), combined with enhanced transitional yards, existing easements and operational commitments, materially reduce potential off-site impacts with strict adherence to the commitments to install enhanced screening to neighboring properties.

Vehicular circulation, and egress associated with the proposed data center campus would be limited to existing access points along Fintail Drive and would not introduce large deviations of current traffic impacts along English Avenue, post construction and operation of the data center technology park.

**Department of Metropolitan Development
Division of Planning
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This commitment continues to function as a binding mitigation measure that limits traffic-related impacts to adjacent properties. When evaluated in conjunction with the proposed site layout and operational commitments, staff finds that the requested Variance of Use does not introduce adjacent property impacts beyond those contemplated and regulated under the existing I-3 zoning.

Uniqueness of the Property

The subject property is a portion of an industrial area with significant depth, existing utility easements, and proximity to high-capacity electrical transmission infrastructure. Its size and configuration allow for considerable transitional yards and buffering that would not be feasible on smaller industrial parcels.

The site was previously rezoned to I-3 for development of large-scale (over 272 acres) industrial uses. One of the uses occupied approximately 152 acres that provided for operation of a vehicle manufacturing facility between 1957 and 2012. While the ordinance does not expressly list “data center” as a permitted use, the operational characteristics of the proposed campus align closely with light industrial development patterns.

Additionally, the property’s proximity to existing substations and available transmission capacity makes it uniquely suited for high-capacity electrical infrastructure necessary to support a data center campus. Staff finds that the combination of site size, depth, infrastructure access, and prior industrial entitlement constitutes conditions peculiar to the property that support the requested variance.

Unnecessary Hardship

Strict application of the ordinance would prohibit the proposed use solely due to the absence of a listed land use classification, despite the site’s physical suitability and infrastructure capacity. Staff finds that this constitutes an unnecessary hardship not created by the petitioner.

Comprehensive Plan

The current request for a Variance of Use seeks approval of a data center campus, an unlisted use under Indy Rezone. While data centers are not expressly listed as a permitted use, the proposed use is industrial in nature and aligns with the general employment and industrial character contemplated by the I-3 zoning district. The variance does not introduce a new land use category, nor does it represent a further departure from the Comprehensive Plan.

Accordingly, staff finds that the requested Variance of Use does not materially conflict with the Comprehensive Plan recommendation of heavy industrial and Industrial Reserve overlay when considered in the context of the existing I-3 zoning, and that the proposal continues to advance an industrial use consistent with the established zoning framework for the site.

Commitments Associated with the Variance of Use

The petitioner has proposed a comprehensive set of commitments directly tied to approval of the variance of use. These commitments function as enforceable, site-specific development and operational standards that apply only if the Property is developed as a data center campus. These commitments include, but are not limited to:

- A minimum 200-foot transitional yard along the northern property boundary;
- Eight-foot berms with evergreen landscaping and perpetual maintenance requirements;
- Noise monitoring and compliance with a 65-decibel limit at the property line;
- Prohibition of generator testing between 5:00 p.m. and 7:00 a.m.;
- Prohibition of cryptocurrency mining and nuclear energy facilities;
- Screening walls of ten (10) feet around the utility yards and operational areas
- Closed-loop air cooling systems;
- Developer-funded utility infrastructure improvements; and
- Annual gift for no less than five years for trail stewardship (Pennsy Trail) to The Parks Alliance of Indianapolis (aka The Indianapolis Parks Foundation, Inc.).
- Coordinate with the local electric provider to provide planting of native seed mix within the existing transmission line easement along the northern property boundary.
- Spill prevention, control and countermeasure (SPCC) planning in compliance with IDEM prior to permit issuance
- Prohibition of long-term truck parking, truck storage, and commercial truck maintenance on-site, with limited allowances for short-term loading and specialized equipment deliveries

Staff finds that these commitments are clear, measurable, and enforceable, and are directly related to mitigating potential impacts associated with the proposed data center campus use. The commitments materially exceed the minimum buffering and screening requirements of the Consolidated Zoning and Subdivision Ordinance and address potential concerns related to noise, visual screening, lighting, traffic operations, water usage, and utility infrastructure.

Staff further finds that the commitments do not conflict with the intent of Indy Rezone and instead operate as enhanced performance standards tailored to the specific characteristics of the proposed use.

VARIANCE OF DEVELOPMENT STANDARDS

Parking Reduction

The petitioner requests a Variance of Development Standards to provide no less than 100 on-site, off-street parking spaces, whereas 420 off-street parking spaces are required per the Consolidated Zoning and Subdivision Ordinance. The required minimum number of parking spaces for the proposed data center campus cannot be calculated using a listed land use category because data centers are not an expressly permitted or defined use within Indy Rezone. In such cases, the Administrator may assign a parking requirement based on the most similar land use pursuant to 744-105.

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The petitioner has provided documentation that the nature of the proposed use generates low on-site parking demand, particularly once operational. Data center employment levels are typically limited to maintenance, security, and technical staff, resulting in parking demand substantially below parking ratios used for other commercial or industrial classifications. Reducing unused parking areas avoids unnecessary impervious surface expansion, minimizes runoff impacts, and preserves areas available for additional buffering or landscape improvements, consistent with the purpose and intent of Indy Rezone.

GENERAL INFORMATION

Existing Zoning	I-3	
Existing Land Use	Vacant	
Comprehensive Plan	Heavy Industrial (Industrial Reserve Overlay)	
Surrounding Context	Zoning	Land Use
North:	D-5/ C-S / C-4	Pennsy Trail
South:	I-3	Industrial uses
East:	I-3	Industrial uses
West:	I-3	Undeveloped land
Thoroughfare Plan		
Fintail Drive	Private Street	N/A
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	Yes - Industrial Reserve	
Wellfield Protection Area	No	
Site Plan	March 23, 2026	
Site Plan (Amended)	April 27, 2026 / July 1, 2026	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	March 23, 2026	
Findings of Fact (Amended)	May 28, 2026 / June 18, 2026 / July 1, 2026	
C-S/D-P Statement	Plan of Operation May 21, 2026 / June 17, 2026 / July 1, 2026 / July 8, 2026	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Heavy Industrial typology. “The Heavy Industrial typology provides for industrial, production, distribution, and repair uses that are intense and may create emissions

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of light, odor, noise, or vibrations. This typology is characterized by freestanding buildings or groups of buildings, often within industrial parks. Outdoor operations and storage are common. Typical uses include food processing, milling, storage of petroleum products, recycling, welding, and concrete mixing. Industrial or truck traffic should be separated from local/residential traffic.”

Pattern Book / Land Use Plan

The Comprehensive Plan consists of two components that include The Marion County Land Use Pattern Book (2019) and the land use map. The Pattern Book provides a land use classification system that guides the orderly development of the county and protects the character of neighborhoods while also being flexible and adaptable to allow neighborhoods to grow and change over time.

The Pattern Book serves as a policy guide as development occurs. Below are the relevant policies related to this request:

Heavy Industrial Uses

- The primary entrance should be served by an arterial street.
- Industrial truck traffic should not utilize local, residential streets.
- Streets internal to industrial development must feed onto an arterial street.
- Removed as a recommended land use where they would be adjacent to a living or mixed-use typology.

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

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.”

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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

56-Z-4; between South Kitley Avenue and State Road 100; requested rezoning of 272.23 acres from the A-2 district to the I-3 classification to provide for the development of various manufacturing industrial uses, **approved**.

VICINITY

2013-CZN-822 / 2013 CVR-822; 6915 East Washington Street (northeast of site), requested rezoning of 12.44 acres from the D-2, C-2 and C-6 districts to the D-8 classification to provide for single-family, two-family and multi-family residential development and a variance of development standards of the Dwelling Districts Zoning Ordinance to provide for single-family, two-family and multi-family residential development with private streets, **withdrawn**.

2008-ZON-855 / 2008-VAR-855; 6701 English Avenue (south of site), requested rezoning of 14.85 acres, from the I-3-S District, to the I-4 U classification to provide for heavy urban industrial uses and a Special Exception of the Industrial Zoning Ordinance to provide for a non-ferrous scrap metal recycling operation, **approved and granted**.

2004-ZON-023; 6617 and 6691 East Washington Street (north of site), requested rezoning of 3.94 acres from the D-5 district to the SU-2 classification to provide for education uses, **approved**.

2002-ZON-098; 100 South Edmondson Avenue (north of site), requested rezoning of 3.05 acres from the D-5 district to the C-S classification to provide for a general contractor, **approved**.

95-Z-106; 6715 East Washington Street (north of site), requested rezoning of 3.995 acres from the D-5 district to the C-S district to provide for mini-warehouses, **approved**.

93-Z-169; 6691 East Washington Street (north of site), requested rezoning of four acres from the C-5 district to the C-4 classification to provide for a grocery store, **approved**.

90-Z-1778; 6643 East Washington Street (north of site) requested rezoning of 0.6 acre, being in the C-5 district, to the C-1 classification to provide for a dentist office, **approved**.

88-Z-77 / 88-CV-9; 6703 East Washington Street (north of site), requested rezoning for four acres, being in the D-5 district, to the C-S classification to provide for a self-storage / mini-warehouse facility with a combined office and residence or a manager with a variance of development standards for reduced setbacks, **denied**.

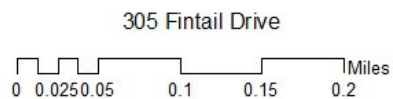


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84-Z-144; 6601 East Washington Street, (north of site), requested rezoning of 0.49 acre, being in the C-3 district, to the C-4 classification to provide for an automobile service station, **approved.**

83-Z-197; 6601 East Washington Street (north of site), requested rezoning of 5.5 acres, being in the D-5 district, to the C-3 classification to provide for office / retail showroom for vacuum cleaners, **approved.**

EXHIBITS



MEMORANDUM OF EXAMINER'S DECISION

2026-CVR/CPL-815

305 Fintail Drive

The petitions request a variance of use and development standards to provide for the construction of a data center consisting of up to three buildings, up to a total of 420,000 square feet, with no less than 100 parking spaces (minimum 420 parking spaces required), and approval of a plat subdividing 32.406 acres into two lots.

Your Hearing Examiner visited the undeveloped site prior to the hearing and noted that it is an area predominantly developed with medium and heavy industrial uses. The Pennsy Rail Trail is north of the site.

The petitioner's representative described the previous use of the site as a vehicle manufacturing facility for over 50 years. That ceased operating about 15 years ago, and the site has been remediated several times since. The representative explained the proposed phased redevelopment as a data center, and outlined numerous commitments, including a 200 foot transitional yard with berms and landscaping along the north property line, utility commitments, prohibition of long term truck parking and storage, an annual gift of at least five years for Pennsy Trail stewardship, generator operation and testing restrictions, lighting limitations, and screening of mechanical yards. The petitioner also plans to invest in a project to benefit the community. Several letters of support were presented, including a letter from the Warren Township Development Association. The City-County Councilor for the district discussed the positive aspects and impacts of the proposed development, but did not state a position on the petitions.

A number of remonstrators attended the hearing, and two representatives of the Irvington Community Council spoke. They characterized the petitioner as being disingenuous and dishonest, and did not provide tax abatement details, as requested. Concerns included use of water and electricity, proximity to a

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school, better use of tax dollars, long term impact, need for an independent sound study, and lack of a hardship.

The City-County Councilor for an adjacent district reported that 83% of respondents to his survey opposed the petitions. He stated the need for a decommissioning plan and generator details.

Another City-County Councilor reported that dozens of his constituents opposed the petitions, and stated concern with impact on the electric grid and using generators instead of battery back up.

The staff stated that the proposed plat complies with the standards of the subdivision regulations. Staff also opined that the grant of the variances would not be injurious to public health, safety, morals, and general welfare of the community because of the proposed commitments, use and value of adjacent property would not be adversely affected due to enhanced transitional yards and low traffic generation, the need for the variances arises because the depth and size of the site and access to infrastructure, there is an unnecessary hardship because the ordinance does not currently allow a data center as a permitted use, and the grant does not interfere with the Comp Plan recommendation of heavy industrial development.

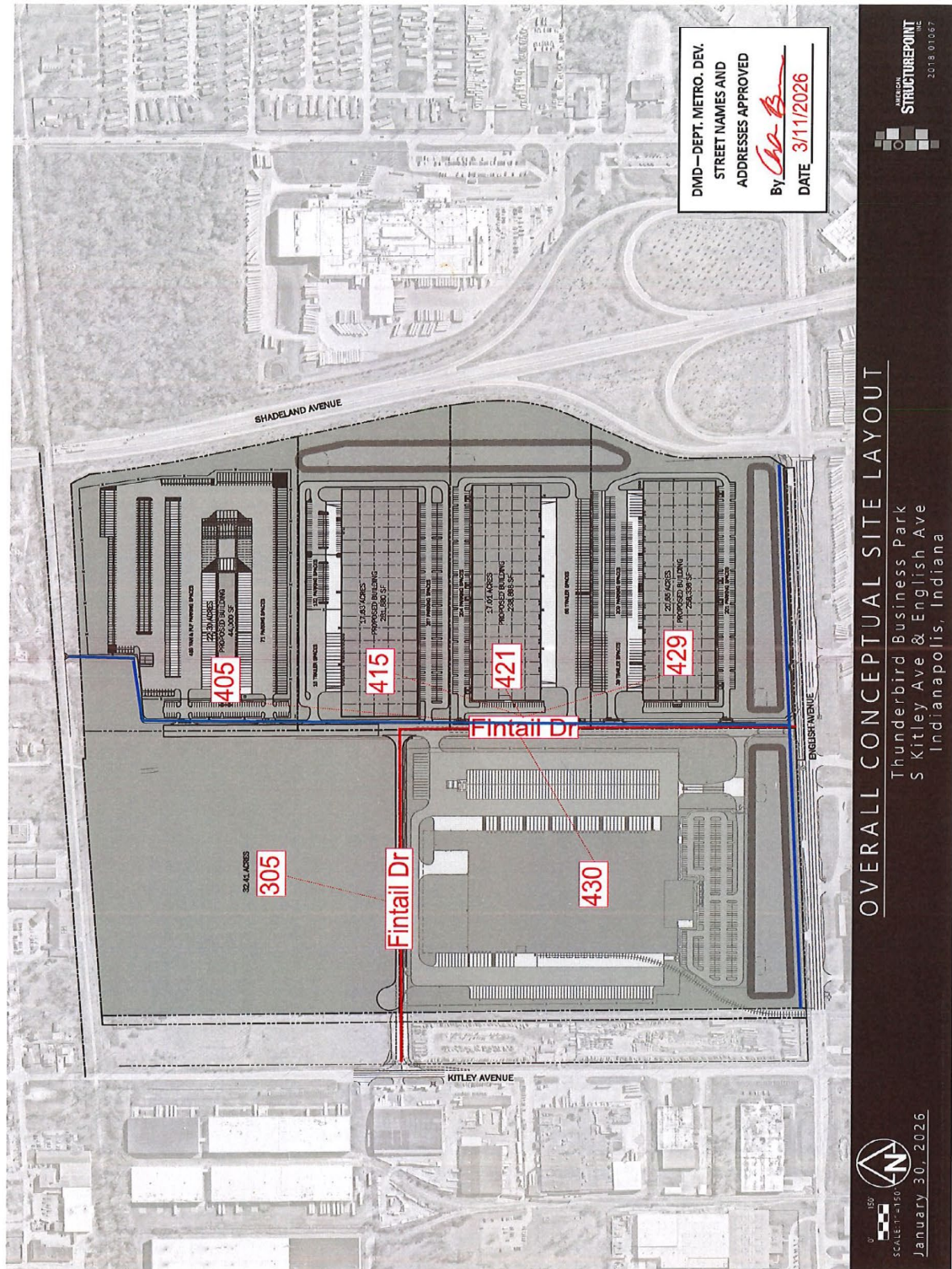
In your Hearing Examiner's opinion, with the extensive proposed commitments, the data center is compatible with uses in the area. Because the proposed use needs many fewer parking spaces than required by the ordinance, the parking variance is warranted. The petitioner did meet all of the required findings for the use variance and the variance of development standards, and the plat complies with the standards of the subdivision regulations. The variance was granted and the plat was approved.

For Metropolitan Development Commission Hearing on July 1, 2026

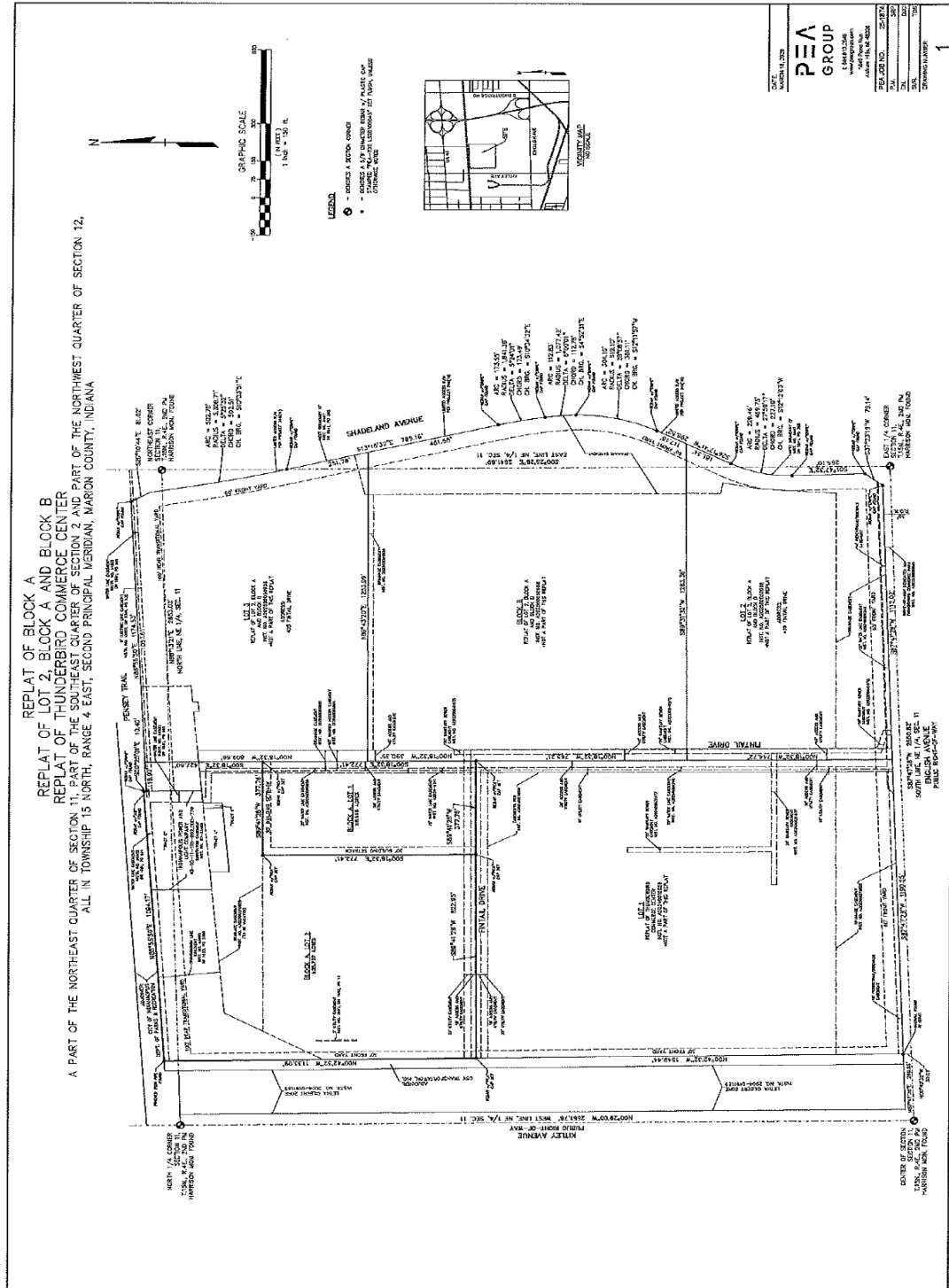


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THUNDERBIRD CONCEPTUAL SITE LAYOUT – EXHIBIT A



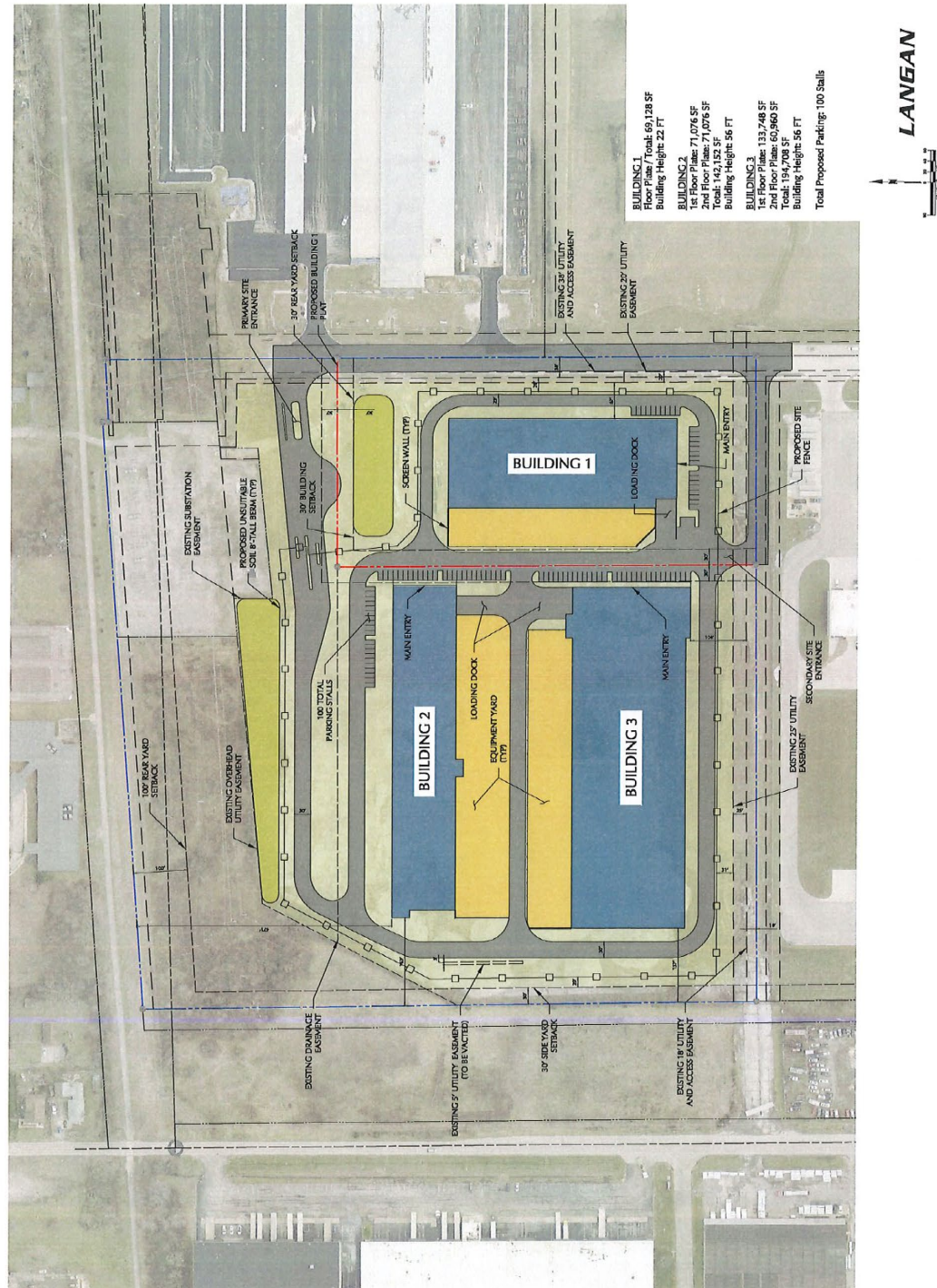
PROPOSED PLAT – May 28, 2026



UPDATED SITE PLAN – July 1, 2026



Site Plan – April 27, 2026



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Plan of Operation – July 8, 2026

PLAN OF OPERATION v.7.8.2026

DC BLOX Data Centers / Thunderbird Commerce Center

305 Fintail Drive, Indianapolis, IN 46219

DCB Indianapolis, LLC by Faegre Drinker Biddle & Reath LLP

July 8, 2026

Project Overview and Phasing

As shown on the attached site plan, the project will include:

- **Building 1** (one-story) +/- 70K SF
- **Building 2** (two-story) +/- 250K SF
- **Existing Substation** +/- 2.4 acres - for reliable power delivery

The project will be constructed over two phases with the first phase of construction to begin immediately upon variance and replat approval. The first phase will be the one-story 70K SF building; and is expected to be completed within 24 months. The second phase of construction will be comprised of the two-story 250K SF building and will likely begin construction in three years and be completed in five years. At full buildout, the campus will employ approximately 17 full-time, high-wage operations staff.

Capital Investment and Tax Benefits

The project represents a total investment in the range of \$1.8 - \$2.0 billion, split approximately:

- **DC BLOX Investment** – \$600-700 million in land, site development, and building construction.
- **Tenant Investment** – \$1.2-1.3 billion in servers, networking equipment, and high-performance AI hardware.

This dual stream of capital ensures not only property-tax generation but also ongoing reinvestment in cutting-edge computing infrastructure.

With billions invested, this campus will be among the largest property-tax contributors in Warren Township/Marion County, strengthening Indianapolis as a national technology hub.

PLAN OF OPERATION v.7.8.2026

Construction and Job Impacts

- **Estimated Direct Construction Jobs:** +/- 600 workers on-site during the multi-year build.
- **Estimated Indirect/Induced Jobs:** Each direct job is estimated to support additional jobs in the broader economy, including supply chain, logistics, manufacturing, and services. CBRE 2024 report states that there are 7.4 indirect jobs for every direct data center job.

Long-Term Operations:

- **Direct Employment:** +/- 17 permanent, high-wage employees.
- **Estimated Indirect/Induced Employment:** Using a 2.0x multiplier, another 30-34 jobs supported in the community through security, contractors, IT services, and local vendors.

Transportation and Deliveries at Full Buildout

The project is a low-impact industrial use compared to manufacturing or logistics. At full buildout:

- **Vendor Deliveries:** +/- 35 per week.
- **Customer Visits:** +/- 45-50 per week.
- **Employee Traffic:** +/- 17 daily commuters.

Water Usage

DC BLOX water use is based on a closed loop cooling system that requires a one-time water load. After the initial system load the projected annual water usage is similar to an office building (Office Restrooms, Breakroom/Kitchen Use, Showers, Generic Janitorial Use, Landscaping Irrigation, and Humidity Control). In the case of rare emergency or unforeseen mechanical issue, water will be disposed of per IDEM regulations and not discharged into the public wastewater system. Wells will not be drilled for providing water for facility and grounds operations, but wells will be allowed for testing, monitoring, etc, for any governmental requirements, per all applicable regulations.

Outdoor Operations

The project will include utility yards/outdoor operations, due to operational and infrastructure requirements associated with these data centers, including generators for emergency power of each building. Building 1 is expected to have approximately 6 generators. Building 2 is expected to have approximately 25 generators. A spill prevention, control and countermeasure ("SPCC") plan will be in effect which will be in compliance with all applicable regulations including IDEM and the US EPA. All exterior lighting will meet the zoning ordinance requirements, including use of full cut-off light fixture shields on all pole and building mounted lighting.

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PLAN OF OPERATION v.7.8.2026

All generators will be located in insulated enclosures and will have fuel storage tanks that support up to a 48-hour runtime at 100% load. The generators will only run during testing and power outages outside the control of the Property owner/operator, and testing will not occur between 5:00 p.m. and 7:00 a.m., and not generally on weekends nor holidays. The generators will operate strictly within the limits of the IDEM air permit. A sound study will be prepared by a qualified acoustical engineer demonstrating that sound levels at the exterior Property line, emanating from the data center campus, will not exceed 65 decibels, measured Lmax, during regular and emergency operation. The method of measurement will be submitted to the Administrator, and annual sound testing will be conducted at least once per year to ensure sound levels do not exceed the maximum level. Additionally, all required exterior parking lot lighting fixtures will be solar powered where feasible, and motion sensor controls will be utilized for required lighting in pedestrian areas, entrances, and walkways where feasible.

The generator system will be designed with multiple layers of containment, monitoring, regulation, and inspection under federal, state, and fire code standards. The generators will be individual generators, each with its own separate belly tank for fuel storage. The generators' belly tanks will be located above ground and will be double-lined tanks with alarm sensors. For air quality, DPFS (Diesel Particulate Filters), acting as exhaust after treatment devices, will be included on the generators. The following protocols will be performed for the data center development:

Code of Governance	Requirement	Frequency
EPA – SPCC (40 CFR 112)	Visual inspection of Belly tanks for leaks, corrosion, structural damage	Monthly
	Inspection of secondary containment for cracks, fluid accumulation, drainage control	Monthly
	Formal tank integrity testing (per recognized standard such as STI SP001)	5 Years
NFPA 110	Inspection of generator fuel system as part of EPSS system inspection	Annually
NFPA 30	Inspection of tank shell, supports, vents, piping, and overfill protection	Annually
International Fire Code (IFC)	AST compliance inspection by Authority Having Jurisdiction (AHJ)	Annually
STI SP001 (Industry Standard)	External inspection of shop-fabricated aboveground tank	Annually
	Formal integrity evaluation of shop-fabricated aboveground tank	3-5 years
Practice Added above Code	Visual leak check of tank seams, fittings, and connections	Weekly
	Check for water accumulation in fuel and drain if necessary	Monthly
	Fuel quality testing (diesel degradation, microbial growth)	Annually
	Inspect vent caps, flame arrestors, and emergency vents for obstruction	Monthly
	Verify overfill alarm functionality	Semi-Annual
	Review and update SPCC Plan	5 Years
	Corrosion protection review (coating condition, underside inspection)	Annually

Construction hour limitations will be consistent with the Consolidated City-County noise ordinance (Sec. 391-300), and construction and repair work generally shall not occur between 6:00 p.m. and 7:00 a.m., except when urgently necessary in the interest of public health and safety. Additionally, effective site dust suppression control measures will be used to mitigate adverse dust concerns during site development and construction activities. Construction traffic and equipment will not be allowed on Kitley Avenue north of the Pennsy Trail during student drop off and pick up times. A line of communication will be open with the school to convey generator testing schedules, generator emergency operations, and security events.

PLAN OF OPERATION v.7.8.2026

Decommissioning Plan

If the Property is no longer used for a data center campus, then all data center related diesel fuel, closed-loop water mixture, electronic batteries, and e-waste materials shall be removed from the Property by the Property owner and shall be properly disposed of following all applicable local, state, and federal regulations. The decommissioning process will be a partial decommission, as the building structure itself will remain. The timeline for the decommissioning process shall follow all applicable local, state, and federal regulations. All decommissioning will be in compliance with local, state, and federal building code and environmental regulations. An Inventory Removal Plan shall be developed at the time of decommissioning, including asset disposition, e-waste tracking reports, hazardous materials handling, and identification of required documentation for the destruction of inventory. A Facility Restoration Plan shall be developed at the time of decommissioning, including the removal of all equipment and restoration of the building ensuring that it is a building code compliant structure.

DC BLOX Proven Track Record

DC BLOX has established a proven track record of successfully developing and operating digital infrastructure, with a consistent focus on execution, reliability, and long-term performance. The company has delivered multiple data centers, fiber networks, and cable landing stations, demonstrating the ability to plan, construct, and operate complex, mission-critical facilities. Its projects are characterized by on-time delivery, coordinated utility integration, and scalable design to support enterprise, hyperscale, and network customers.

As a vertically integrated digital infrastructure provider, DC BLOX owns and operates edge-market data centers, boasts a regional network spanning the Southeast, and manages the critical cable landing stations in Myrtle Beach, SC and Palm Coast, FL. Our commitment extends further as we acquire land, secure power commitments, and collaborate with top-tier partners to meet the escalating demand for customized hyperscale-ready data center solutions with integrated dark fiber connectivity.

DC BLOX is known for its disciplined, relationship-driven approach, working closely with utilities, economic development organizations, and local governments to align projects with infrastructure availability and community objectives. Operationally, the company maintains high standards for security, resiliency, and uptime, supporting critical digital workloads with reliable, always-on operations. In addition, DC BLOX has a strong record of delivering projects that contribute to local economic development and enhanced connectivity, reinforcing its role as a trusted infrastructure partner. DC BLOX has edge node data centers and data center campuses across the US; with facilities completed or currently under construction in Nashville, Birmingham, Montgomery, Chattanooga, Huntsville, Atlanta, and Richmond.

PLAN OF OPERATION v.7.8.2026

Community Impact and Engagement

DC BLOX is committed to being a responsible, long-term community partner, with a focus on economic contribution, transparency, and proactive engagement. The proposed data centers will generate significant local tax revenue, while placing minimal demand on municipal resources due to low traffic, limited staffing, and no public access. Additionally, through careful planning and collaboration with the local electric provider, the data center will be enrolled in a renewable power program offered by the provider.

DC BLOX engages early and consistently with local stakeholders, including government officials, utilities, and community groups, to ensure open communication and address questions related to development and operations. The company also supports the communities it serves through local investment, charitable contributions, and employee volunteerism, reinforcing its role as an active community participant. Additionally, DC BLOX's infrastructure investments contribute to enhanced regional connectivity and economic development, helping attract businesses and support long-term growth. Overall, DC BLOX's approach emphasizes responsible development, community alignment, and ongoing transparency throughout the lifecycle of its projects.

DC BLOX will provide a public-facing project website as a means to contact the local operator and house documents that have been committed to through the public hearing process, including generator testing schedules, sound study results, and complaint form with responses to complaints. Further, a complete set of drainage plans will be posted on the public-facing website prior to, or concurrently with, submitting for a drainage permit.

DC BLOX will coordinate with The Parks Alliance of Indianapolis, for no less than five years, to contribute an annual gift for trail stewardship, benefiting the Pennsy Trail in Warren Township. Additionally, DC BLOX, in coordination with the local electric provider, will plant native wildflower seed mix and native grasses seed mix within the existing transmission line easement at the north end of the site near the Pennsy Trail. This will consist of a three-year establishment and maintenance period, including the initial invasive control and clearing, herbicide applications, native seed installation, and three (3) years of maintenance for the existing approximately 4.5 +/- acre easement area.

Plan of Operation – June 17, 2026

PLAN OF OPERATION v.6.17.2026

DC BLOX Data Centers / Thunderbird Commerce Center

305 Fintail Drive, Indianapolis, IN 46219

DCB Indianapolis, LLC by Faegre Drinker Biddle & Reath LLP

June 17, 2026

Project Overview and Phasing

As shown on the attached site plan, the project will include:

- **Building 1** (one-story) +/- 80K SF
- **Building 2** (two-story) +/- 140K SF
- **Building 3** (two-story) +/- 190K SF
- **Existing Substation** +/- 2.4 acres - for reliable power delivery

The project will be constructed over two phases with the first phase of construction to begin immediately upon variance and replat approval. The first phase will be the one-story 80K SF building; and is expected to be completed within 24 months. The second phase of construction will be comprised of the two larger buildings and will likely begin construction in two years and be completed in four years. At full buildout, the campus will employ approximately 35 full-time, high-wage operations staff.

Capital Investment and Tax Benefits

The project represents a total investment in the range of \$2 - \$2.2 billion, split approximately:

- **DC BLOX Investment** – \$700-800 million in land, site development, and building construction.
- **Tenant Investment** – \$1.3-1.4 billion in servers, networking equipment, and high-performance AI hardware.

This dual stream of capital ensures not only property-tax generation but also ongoing reinvestment in cutting-edge computing infrastructure.

With billions invested, this campus will be among the largest property-tax contributors in Warren Township/Marion County, strengthening Indianapolis as a national technology hub.

PLAN OF OPERATION v.6.17.2026

Construction and Job Impacts

- **Estimated Direct Construction Jobs:** +/- 600 workers on-site during the multi-year build.
- **Estimated Indirect/Induced Jobs:** Each direct job is estimated to support additional jobs in the broader economy, including supply chain, logistics, manufacturing, and services. CBRE 2024 report states that there are 7.4 indirect jobs for every direct data center job.

Long-Term Operations:

- **Direct Employment:** +/- 35 permanent, high-wage employees.
- **Estimated Indirect/Induced Employment:** Using a 2.0x multiplier, another 60-70 jobs supported in the community through security, contractors, IT services, and local vendors.

Transportation and Deliveries at Full Buildout

The project is a low-impact industrial use compared to manufacturing or logistics. At full buildout:

- **Vendor Deliveries:** +/- 35 per week.
- **Customer Visits:** +/- 45-50 per week.
- **Employee Traffic:** +/- 35 daily commuters.

Water Usage

DC BLOX water use is based on a closed loop cooling system that requires a one-time water load. After the initial system load the projected annual water usage is similar to an office building (Office Restrooms, Breakroom/Kitchen Use, Showers, Generic Janitorial Use, Landscaping Irrigation, and Humidity Control). In the case of rare emergency or unforeseen mechanical issue, water will be disposed of per IDEM regulations and not discharged into the public wastewater system.

Outdoor Operations

The project will include utility yards/outdoor operations, due to operational and infrastructure requirements associated with these data centers, including generators for emergency power of each building. Building 1 is expected to have approximately 6 generators. Building 2 is expected to have approximately 14 generators. Building 3 is expected to have approximately 36 generators. A spill prevention, control and countermeasure ("SPCC") plan will be in effect which will be in compliance with all applicable regulations including IDEM and the US EPA. All exterior lighting will meet the zoning ordinance requirements, including use of full cut-off light fixture shields on all pole and building mounted lighting.



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PLAN OF OPERATION v.6.17.2026

All generators will be located in insulated enclosures and will have fuel storage tanks that support up to a 48-hour runtime at 100% load. The generators will only run during testing and power outages, and testing will not occur between 5:00 p.m. and 7:00 a.m., and not generally on weekends nor holidays. The generators will operate strictly within the limits of the IDEM air permit. A sound study will be prepared by a qualified acoustical engineer demonstrating that noise levels at the Property line will not exceed 65 decibels, measured L_{max}, during regular and emergency operation. The method of measurement will be submitted to the Administrator, and annual sound testing will be conducted at least once per year to ensure noise levels do not exceed the maximum level. Additionally, all required exterior parking lot lighting fixtures will be solar powered where feasible, and motion sensor controls will be utilized for required lighting in pedestrian areas, entrances, and walkways where feasible.

The generator system will be designed with multiple layers of containment, monitoring, regulation, and inspection under federal, state, and fire code standards. The generators will be individual generators, each with its own separate belly tank for fuel storage. The generators' belly tanks will be located above ground and will be double-lined tanks with alarm sensors. For air quality, DPFS (Diesel Particulate Filters), acting as exhaust after treatment devices, will be included on the generators. The following protocols will be performed for the data center development:

Code of Governance	Requirement	Frequency
EPA – SPCC (40 CFR 112)	Visual inspection of Belly tanks for leaks, corrosion, structural damage	Monthly
	Inspection of secondary containment for cracks, fluid accumulation, drainage control	Monthly
	Formal tank integrity testing (per recognized standard such as STI SP001)	5 Years
NFPA 110	Inspection of generator fuel system as part of EPSS system inspection	Annually
NFPA 30	Inspection of tank shell, supports, vents, piping, and overfill protection	Annually
International Fire Code (IFC)	AST compliance inspection by Authority Having Jurisdiction (AHJ)	Annually
STI SP001 (Industry Standard)	External inspection of shop-fabricated aboveground tank	Annually
	Formal integrity evaluation of shop-fabricated aboveground tank	3–5 years
Practice Added above Code	Visual leak check of tank seams, fittings, and connections	Weekly
	Check for water accumulation in fuel and drain if necessary	Monthly
	Fuel quality testing (diesel degradation, microbial growth)	Annually
	Inspect vent caps, flame arrestors, and emergency vents for obstruction	Monthly
	Verify overfill alarm functionality	Semi-Annual
	Review and update SPCC Plan	5 Years
	Corrosion protection review (coating condition, underside inspection)	Annually

Construction hour limitations will be consistent with the Consolidated City-County noise ordinance (Sec. 391-300), and construction and repair work generally shall not occur between 6:00 p.m. and 7:00 a.m., except when urgently necessary in the interest of public health and safety. Additionally, effective site dust suppression control measures will be used to mitigate adverse dust concerns during site development and construction activities.

PLAN OF OPERATION v.6.17.2026

Decommissioning Plan

If the Property is no longer used for a data center campus, then all data center related diesel fuel, closed-loop water mixture, electronic batteries, and e-waste materials shall be removed from the Property by the Property owner and shall be properly disposed of following all applicable local, state, and federal regulations. The decommissioning process will be a partial decommission, as the building structure itself will remain. The timeline for the decommissioning process shall follow all applicable local, state, and federal regulations. All decommissioning will be in compliance with local, state, and federal building code and environmental regulations. An Inventory Removal Plan shall be developed at the time of decommissioning, including asset disposition, e-waste tracking reports, hazardous materials handling, and identification of required documentation for the destruction of inventory. A Facility Restoration Plan shall be developed at the time of decommissioning, including the removal of all equipment and restoration of the building ensuring that it is a building code compliant structure.

DC BLOX Proven Track Record

DC BLOX has established a proven track record of successfully developing and operating digital infrastructure, with a consistent focus on execution, reliability, and long-term performance. The company has delivered multiple data centers, fiber networks, and cable landing stations, demonstrating the ability to plan, construct, and operate complex, mission-critical facilities. Its projects are characterized by on-time delivery, coordinated utility integration, and scalable design to support enterprise, hyperscale, and network customers.

As a vertically integrated digital infrastructure provider, DC BLOX owns and operates edge-market data centers, boasts a regional network spanning the Southeast, and manages the critical cable landing stations in Myrtle Beach, SC and Palm Coast, FL. Our commitment extends further as we acquire land, secure power commitments, and collaborate with top-tier partners to meet the escalating demand for customized hyperscale-ready data center solutions with integrated dark fiber connectivity.

DC BLOX is known for its disciplined, relationship-driven approach, working closely with utilities, economic development organizations, and local governments to align projects with infrastructure availability and community objectives. Operationally, the company maintains high standards for security, resiliency, and uptime, supporting critical digital workloads with reliable, always-on operations. In addition, DC BLOX has a strong record of delivering projects that contribute to local economic development and enhanced connectivity, reinforcing its role as a trusted infrastructure partner. DC BLOX has edge node data centers and data center campuses across the US; with facilities completed or currently under construction in Nashville, Birmingham, Montgomery, Chattanooga, Huntsville, Atlanta, and Richmond.

PLAN OF OPERATION v.6.17.2026

Community Impact and Engagement

DC BLOX is committed to being a responsible, long-term community partner, with a focus on economic contribution, transparency, and proactive engagement. The proposed data centers will generate significant local tax revenue, while placing minimal demand on municipal resources due to low traffic, limited staffing, and no public access. Additionally, through careful planning and collaboration with the local electric provider, the data center will be enrolled in a renewable power program offered by the provider.

DC BLOX engages early and consistently with local stakeholders, including government officials, utilities, and community groups, to ensure open communication and address questions related to development and operations. The company also supports the communities it serves through local investment, charitable contributions, and employee volunteerism, reinforcing its role as an active community participant. Additionally, DC BLOX's infrastructure investments contribute to enhanced regional connectivity and economic development, helping attract businesses and support long-term growth. Overall, DC BLOX's approach emphasizes responsible development, community alignment, and ongoing transparency throughout the lifecycle of its projects.

DC BLOX will provide a public-facing website as a means to contact the operator and house documents that have been committed to through the public hearing process. Further, a complete set of drainage plans will be posted on the public-facing website prior to, or concurrently with, submitting for a drainage permit.

DC BLOX will coordinate with The Parks Alliance of Indianapolis, for no less than five years, to contribute an annual gift for trail stewardship, benefiting the Pennsy Trail in Warren Township. Additionally, DC BLOX, in coordination with the local electric provider, will plant native wildflower seed mix and native grasses seed mix within the existing transmission line easement at the north end of the site near the Pennsy Trail. This will consist of a three-year establishment and maintenance period, including the initial invasive control and clearing, herbicide applications, native seed installation, and three (3) years of maintenance for the existing approximately 4.5 +/- acre easement area.

Plan of Operation – May 21, 2026

PLAN OF OPERATION

DC BLOX Data Centers / Thunderbird Commerce Center

305 Fintail Drive, Indianapolis, IN 46219

DCB Indianapolis, LLC by Faegre Drinker Biddle & Reath LLP

April 27, 2026

Project Overview and Phasing

As shown on the attached site plan, the project will include:

- **Building 1** (one-story) +/- 80K SF
- **Building 2** (two-story) +/- 140K SF
- **Building 3** (two-story) +/- 190K SF
- **Existing Substation** +/- 2.4 acres - for reliable power delivery

The project will be constructed over two phases with the first phase of construction to begin immediately upon variance and replat approval. The first phase will be the one-story 80K SF building; and is expected to be completed within 24 months. The second phase of construction will be comprised of the two larger buildings and will likely begin construction in two years and be completed in four years. At full buildout, the campus will employ approximately 35 full-time, high-wage operations staff.

Capital Investment and Tax Benefits

The project represents a total investment in the range of \$2 - \$2.2 billion, split approximately:

- **DC BLOX Investment** – \$700-800 million in land, site development, and building construction.
- **Tenant Investment** – \$1.3-1.4 billion in servers, networking equipment, and high-performance AI hardware.

This dual stream of capital ensures not only property-tax generation but also ongoing reinvestment in cutting-edge computing infrastructure.

With billions invested, this campus will be among the largest property-tax contributors in Warren Township/Marion County, strengthening Indianapolis as a national technology hub.

PLAN OF OPERATION

Construction and Job Impacts

- **Estimated Direct Construction Jobs:** +/- 600 workers on-site during the multi-year build.
- **Estimated Indirect/Induced Jobs:** Each direct job is estimated to support additional jobs in the broader economy, including supply chain, logistics, manufacturing, and services. CBRE 2024 report states that there are 7.4 indirect jobs for every direct data center job.

Long-Term Operations:

- **Direct Employment:** +/- 35 permanent, high-wage employees.
- **Estimated Indirect/Induced Employment:** Using a 2.0x multiplier, another 60-70 jobs supported in the community through security, contractors, IT services, and local vendors.

Transportation and Deliveries at Full Buildout

The project is a low-impact industrial use compared to manufacturing or logistics. At full buildout:

- **Vendor Deliveries:** +/- 35 per week.
- **Customer Visits:** +/- 45-50 per week.
- **Employee Traffic:** +/- 35 daily commuters.

Water Usage

DC BLOX water use is based on a closed loop cooling system that requires a one-time water load. After the initial system load the projected annual water usage is similar to an office building (Office Restrooms, Breakroom/Kitchen Use, Showers, Generic Janitorial Use, Landscaping Irrigation, and Humidity Control). In the case of rare emergency or unforeseen mechanical issue, water will be disposed of per IDEM regulations and not discharged into the public wastewater system.

Outdoor Operations

The project will include utility yards/outdoor operations, due to operational and infrastructure requirements associated with these data centers, including generators for emergency power of each building. Building 1 is expected to have approximately 6 generators. Building 2 is expected to have approximately 14 generators. Building 3 is expected to have approximately 36 generators. A spill prevention, control and countermeasure ("SPCC") plan will be in effect which will be in compliance with IDEM. All exterior lighting will meet the zoning ordinance requirements.

The generators will be located in insulated enclosures and will have fuel storage tanks that support up to a 48-hour runtime at 100% load. The generators will only run during testing and power outages, and testing will not occur between 5:00 p.m. and 7:00 a.m., and not generally on weekends.

PLAN OF OPERATION

nor holidays. The generators will operate strictly within the limits of the IDEM air permit. A sound study will be prepared by a qualified acoustical engineer demonstrating that noise levels at the Property line will not exceed 65 decibels, measured L_{max}, during regular and emergency operation. The method of measurement will be submitted to the Administrator, and annual sound testing will be conducted at least once per year to ensure noise levels do not exceed the maximum level.

The generator system will be designed with multiple layers of containment, monitoring, regulation, and inspection under federal, state, and fire code standards. The generators will be individual generators, each with its own separate belly tank for fuel storage. The generators' belly tanks will be located up off the ground and will be double-lined tanks with alarm sensors. The following protocols will be performed for the data center development:

Code of Governance	Requirement	Frequency
EPA – SPCC (40 CFR 112)	Visual inspection of Belly tanks for leaks, corrosion, structural damage	Monthly
	Inspection of secondary containment for cracks, fluid accumulation, drainage control	Monthly
	Formal tank integrity testing (per recognized standard such as STI SP001)	5 Years
NFPA 110	Inspection of generator fuel system as part of EPSS system inspection	Annually
NFPA 30	Inspection of tank shell, supports, vents, piping, and overfill protection	Annually
International Fire Code (IFC)	AST compliance inspection by Authority Having Jurisdiction (AHJ)	Annually
STI SP001 (Industry Standard)	External inspection of shop-fabricated aboveground tank	Annually
	Formal integrity evaluation of shop-fabricated aboveground tank	3–5 years
Practice Added above Code	Visual leak check of tank seams, fittings, and connections	Weekly
	Check for water accumulation in fuel and drain if necessary	Monthly
	Fuel quality testing (diesel degradation, microbial growth)	Annually
	Inspect vent caps, flame arrestors, and emergency vents for obstruction	Monthly
	Verify overfill alarm functionality	Semi-Annual
	Review and update SPCC Plan	5 Years
	Corrosion protection review (coating condition, underside inspection)	Annually

DC BLOX Proven Track Record

DC BLOX has established a proven track record of successfully developing and operating digital infrastructure, with a consistent focus on execution, reliability, and long-term performance. The company has delivered multiple data centers, fiber networks, and cable landing stations, demonstrating the ability to plan, construct, and operate complex, mission-critical facilities. Its projects are characterized by on-time delivery, coordinated utility integration, and scalable design to support enterprise, hyperscale, and network customers.

As a vertically integrated digital infrastructure provider, DC BLOX owns and operates edge-market data centers, boasts a regional network spanning the Southeast, and manages the critical cable landing stations in Myrtle Beach, SC and Palm Coast, FL. Our commitment extends further as we acquire land, secure power commitments, and collaborate with top-tier partners to meet the escalating demand for customized hyperscale-ready data center solutions with integrated dark fiber connectivity.

DC BLOX is known for its disciplined, relationship-driven approach, working closely with utilities, economic development organizations, and local governments to align projects with infrastructure availability and community objectives. Operationally, the company maintains high

PLAN OF OPERATION

standards for security, resiliency, and uptime, supporting critical digital workloads with reliable, always-on operations. In addition, DC BLOX has a strong record of delivering projects that contribute to local economic development and enhanced connectivity, reinforcing its role as a trusted infrastructure partner. DC BLOX has edge node data centers and data center campuses across the US; with facilities completed or currently under construction in Nashville, Birmingham, Montgomery, Chattanooga, Huntsville, Atlanta, and Richmond.

Community Impact and Engagement

DC BLOX is committed to being a responsible, long-term community partner, with a focus on economic contribution, transparency, and proactive engagement. The proposed data centers will generate significant local tax revenue, while placing minimal demand on municipal resources due to low traffic, limited staffing, and no public access.

DC BLOX engages early and consistently with local stakeholders, including government officials, utilities, and community groups, to ensure open communication and address questions related to development and operations. The company also supports the communities it serves through local investment, charitable contributions, and employee volunteerism, reinforcing its role as an active community participant. Additionally, DC BLOX's infrastructure investments contribute to enhanced regional connectivity and economic development, helping attract businesses and support long-term growth. Overall, DC BLOX's approach emphasizes responsible development, community alignment, and ongoing transparency throughout the lifecycle of its projects.

DC BLOX will coordinate with The Parks Alliance of Indianapolis, for no less than five years, to contribute an annual gift for trail stewardship, benefiting the Pennsy Trail. Additionally, DC BLOX, in coordination with the local electric provider, will plant native wildflower seed mix and native grasses seed mix within the existing transmission line easement at the north end of the site near the Pennsy Trail.



**Department of Metropolitan Development
Division of Planning
Current Planning**

EXHIBIT B – Trip Generation Memorandum – July 8, 2026 / June 3, 2026

LANGAN

Technical Excellence
Practical Experience
Client Responsiveness

July 8, 2026

DC Blox

Subject: 305 Fintail Drive Data Center Campus; Indianapolis, Indiana
Trip Generation Memo

To Whom It May Concern:

This letter presents the trip generation for two (2) proposed data centers on the proposed data center campus located at 305 Fintail Drive, in the Thunderbird Commerce Center in Indianapolis, Indiana and compare it to the previously proposed warehouse/distribution center on the property.

The first phase of the project proposes building an approximately 80,000 SF data center. The second phase proposes building an approximately 250,000 SF data center, totaling approximately 330,000 SF of data center use on the campus. Prior to DC Blox involvement with the property, a 280,000 SF warehouse/distribution center was proposed.

Site access will be provided from a new driveway provided along Fintail Drive (private roadway). Fintail Drive connects to English Avenue where an existing traffic control light is located. The improvements for the DC Blox campus do not propose modifications to the existing traffic control light on English Avenue.

Trip generation estimates were prepared using the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 12th Edition. Table 1 summarizes the peak hour and daily trip generation for the proposed 330,00 SF data center using the average rates for Land Use Code 160 and comparing this to a 280,000 SF building using the average rates for Land Use Code 150 – Warehousing, Land Use Code 140 – Manufacturing, and Land Use Code 110 – Light Industrial (all approved uses for the property zoning, I-3).

Table 1: Trip Generation Comparison

ITE Code	Land Use	Size (SF)	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Proposed Use									
160	Data Center	330,000	23	7	30	9	18	27	241
150	Warehouse	280,000	30	12	42	16	32	48	387
140	Manufacturing	280,000	164	44	208	71	148	219	1196
110	Light Industrial	280,000	156	52	208	81	121	202	1008

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**Department of Metropolitan Development
Division of Planning
Current Planning**

305 Fintail Drive Data Center Campus
Trip Generation Memo

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Data Center – ITE LUC 160

AM Peak Hour	$T = 0.09 \times (1,000 \text{ SF})$	75% entering, 25% exiting
PM Peak Hour	$T = 0.08 \times (1,000 \text{ SF})$	35% entering, 65% exiting
Daily	$T = 0.73 \times (1,000 \text{ SF})$	50% entering, 50% exiting

Warehouse – ITE LUC 150

AM Peak Hour	$T = 0.15 \times (1,000 \text{ SF})$	70% entering, 30% exiting
PM Peak Hour	$T = 0.17 \times (1,000 \text{ SF})$	34% entering, 66% exiting
Daily	$T = 1.38 \times (1,000 \text{ SF})$	50% entering, 50% exiting

Manufacturing – ITE LUC 140

AM Peak Hour	$T = 0.74 \times (1,000 \text{ SF})$	79% entering, 21% exiting
PM Peak Hour	$T = 0.78 \times (1,000 \text{ SF})$	29% entering, 71% exiting
Daily	$T = 4.27 \times (1,000 \text{ SF})$	50% entering, 50% exiting

General Light Industrial (General Urban/Suburban) – ITE LUC 110

AM Peak Hour	$T = 0.74 \times (1,000 \text{ SF})$	75% entering, 25% exiting
PM Peak Hour	$T = 0.72 \times (1,000 \text{ SF})$	40% entering, 60% exiting
Daily	$T = 3.60 \times (1,000 \text{ SF})$	50% entering, 50% exiting

Per the ITE trip generations, the proposed 330,000 SF data center campus will have 37% reduction in daily trips compared to a typical 280,000 SF warehouse, 80% reduction compared to a typical manufacturing build, and a 76% reduction compared to a typical light industrial build.

DC Blox has estimated 35 weekly vendor deliveries, 45-50 weekly customer visits and 17 daily employees in the final condition; this is equivalent to 34 daily individuals visiting the campus or approximately 68 total daily trips. Using the AM and PM peak hour metrics relative to the total daily trips estimates from the client, this equates to approximately 9 peak AM trips (7 entering and 2 exiting) and 8 peak PM trips (3 entering and 5 exiting) in the final condition.

Comparing the information for the total daily trips anticipated by DC Blox to those of the ITE manual, DC Blox proposes a 72% reduction in total daily trips compared to the average data center campus of comparable size.

This trip generation memo is limited to the trips generated by the proposed development and does not analyze the capacity of the existing roadway network nor does it take into account existing traffic counts on the existing road network. This letter is not intended to be used as a traffic impact analysis.

Sincerely,

Spencer Humphrey
Associate Principal

LANGAN

Technical Excellence
Practical Experience
Client Responsiveness

June 3, 2026

DC Blox

Subject: 305 Fintail Drive Data Center Campus; Indianapolis, Indiana
Trip Generation Memo

To Whom It May Concern:

This letter presents the trip generation for three (3) proposed data centers on the proposed data center campus located at 305 Fintail Drive, in the Thunderbird Commerce Center in Indianapolis, Indiana and compare it to the previously proposed warehouse/distribution center on the property.

The first phase of the project proposes building an approximately 70,000 SF data center. The subsequent phases propose building approximately 142,000 SF and 195,000 SF data centers respectively, totaling approximately 407,000 SF of data center. Prior to DC Blox involvement with the property, a 280,000 SF warehouse/distribution center was proposed.

Site access will be provided from a new driveway provided along Fintail Drive (private roadway). Fintail Drive connects to English Avenue where an existing traffic control light is located. The improvements for the DC Blox campus do not propose modifications to the existing traffic control light on English Avenue.

Trip generation estimates were prepared using the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 12th Edition. Table 1 summarizes the peak hour and daily trip generation for the proposed 407,000 SF data center using the average rates for Land Use Code 160 and comparing this to a 280,000 SF building using the average rates for Land Use Code 150 – Warehousing, Land Use Code 140 – Manufacturing, and Land Use Code 110 – Light Industrial (all approved uses for the property zoning, I-3).

Table 1: Trip Generation Comparison

ITE Code	Land Use	Size (SF)	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Proposed Use									
160	Data Center	407,000	28	9	37	12	21	33	298
150	Warehouse	280,000	30	12	42	16	32	48	387
140	Manufacturing	280,000	164	44	208	71	148	219	1196
110	Light Industrial	280,000	156	52	208	81	121	202	1008

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Division of Planning
Current Planning**

305 Fintail Drive Data Center Campus
Trip Generation Memo

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Data Center – ITE LUC 160

AM Peak Hour	$T = 0.09 \times (1,000 \text{ SF})$	75% entering, 25% exiting
PM Peak Hour	$T = 0.08 \times (1,000 \text{ SF})$	35% entering, 65% exiting
Daily	$T = 0.73 \times (1,000 \text{ SF})$	50% entering, 50% exiting

Warehouse – ITE LUC 150

AM Peak Hour	$T = 0.15 \times (1,000 \text{ SF})$	70% entering, 30% exiting
PM Peak Hour	$T = 0.17 \times (1,000 \text{ SF})$	34% entering, 66% exiting
Daily	$T = 1.38 \times (1,000 \text{ SF})$	50% entering, 50% exiting

Manufacturing – ITE LUC 140

AM Peak Hour	$T = 0.74 \times (1,000 \text{ SF})$	79% entering, 21% exiting
PM Peak Hour	$T = 0.78 \times (1,000 \text{ SF})$	29% entering, 71% exiting
Daily	$T = 4.27 \times (1,000 \text{ SF})$	50% entering, 50% exiting

General Light Industrial (General Urban/Suburban) – ITE LUC 110

AM Peak Hour	$T = 0.74 \times (1,000 \text{ SF})$	75% entering, 25% exiting
PM Peak Hour	$T = 0.72 \times (1,000 \text{ SF})$	40% entering, 60% exiting
Daily	$T = 3.60 \times (1,000 \text{ SF})$	50% entering, 50% exiting

Per the ITE trip generations, the proposed 407,000 SF data center campus will have 23% reduction in daily trips compared to a typical 280,000 SF warehouse, 75% reduction compared to a typical manufacturing build, and a 70% reduction compared to a typical light industrial build.

DC Blox has estimated 35 weekly vendor deliveries, 45-50 weekly customer visits and 35 daily employees in the final condition; this is equivalent to 52 daily individuals visiting the campus or approximately 104 total daily trips. Using the AM and PM peak hour metrics relative to the total daily trips estimates from the client, this equates to approximately 13 peak AM trips (10 entering and 3 exiting) and 12 peak PM trips (4 entering and 8 exiting) in the final condition.

Comparing the information for the total daily trips anticipated by DC Blox to those of the ITE manual, DC Blox proposes a 65% reduction in total daily trips compared to the average data center campus of comparable size.

This trip generation memo is limited to the trips generated by the proposed development and does not analyze the capacity of the existing roadway network nor does it take into account existing traffic counts on the existing road network. This letter is not intended to be used as a traffic impact analysis.

Sincerely,

Spencer Humphrey
Associate Principal



Department of Metropolitan Development
Division of Planning
Current Planning

EXHIBIT C – Environmental Summary

14 April 2026

Connor Henderson
Director of Land Acquisition
DC BLOX Parent, LLC
1040 Crowne Point Parkway
Atlanta, Georgia 30338

**Re: Environmental Summary
Project Thunderhead
305 Fintail Drive
Indianapolis, Indiana
Langan Project No.: 792018001**

Dear Mr. Henderson,

The DC Blox Indianapolis, LLC (“DCB”) property consists of approximately 32.5 acres of a 152+-acre former industrial manufacturing facility. The property was previously owned by Ford Motor Company and operated as a vehicle manufacturing facility between 1957 and 2012. Ford’s operations included coal storage, hazardous waste storage, wastewater treatment, and sludge solidification/burn pit. Ford’s historical operations resulted in environmental impacts including light nonaqueous phase liquids (LNAPL), volatile organic compounds (VOCs), semi volatile organic compounds (SVOCs), and polychlorinated biphenyls (PCBs) impacts at concentrations exceeding Indiana Department of Environmental Management (“IDEM”) and U.S. Environmental Protection Agency standards. An LNAPL plume was identified in groundwater beneath an outdoor waste storage area.

In January 2015, Ford enrolled the entire Ford property in IDEM’s Voluntary Remediation Program (“VRP”) and began active remediation activities in 2017. Impacted soil was either removed from the site or heat-treated via electrical resistance heating on-site by Ford. In 2018, areas identified as sources of dense nonaqueous phase liquids (DNAPL) or chlorinated VOCs were dewatered. On July 21, 2022, an Environmental Restrictive Covenant (“ERC”) was recorded by Ford pursuant to IDEM’s VRP. In February 2023, Ford successfully completed its remediation efforts. IDEM issued a Certificate of Completion, and the State of Indiana issued a Covenant Not to Sue Ford. Thus, Ford had successfully completed the environmental investigation and remediation required by IDEM; however, certain environmental contaminants remained on the property.

On August 17, 2022, Thunderbird CC Land Partners, LLC (“Thunderbird”) purchased 109+ acres from Ford. Thunderbird undertook a considerable amount of redevelopment work at this brownfield site. As a result, Thunderbird requested and received approval from the Indiana Brownfield Program to terminate the original ERC and replace it with a new ERC with use and development restrictions that were tailored to the updated condition of the property, including the property that is being sold to DCB.

On March 21, 2025, the updated ERC was recorded by Thunderbird. The updated ERC included the Comfort Letter that was issued on June 20, 2024 by the Indiana Brownfields Program to Thunderbird. The Comfort Letter provides a detailed description of Ford’s operational history of the property and the environmental investigation and remedial efforts undertaken by Ford and Thunderbird, which resulted in them being issued the Covenant Not To Sue and Comfort Letter, respectively. The ERC also included the Reasonable Steps Update Letter issued on January 29, 2025 by the Indiana Brownfields Program to Thunderbird.

**Department of Metropolitan Development
Division of Planning
Current Planning**

*Environmental Summary
Project Thunderhead
Indianapolis, Indiana
Langan Project No.: 792018001*

14 April 2026
Page 2 of 2

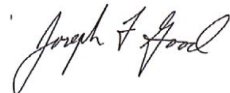
The updated ERC includes restrictions on the drilling or excavation of soil and the requirement that any such work complies with an IDEM-approved Soil Management Plan. The updated ERC also prohibits the use of groundwater from the subject property. The updated ERC requires vapor evaluation and potential vapor mitigation for new buildings, along with additional construction and operational restrictions that run with the land and bind subsequent owners and operators to protect workers and the community from potential exposure to residual impacts.

DCB has entered into a Real Estate Purchase Agreement with Thunderbird to purchase approximately 32.5 acres of the larger Ford property. DCB's proposed repurposing and redevelopment of this former industrial facility and brownfield site as a data center is fully consistent with the uses allowed by IDEM and the Indiana Brownfields Program. DCB is fully aware of and will abide by the updated ERC, which imposes certain construction and operational restrictions that run with the land to protect workers and the community from the residual impacts on the property. Before any commercial/industrial building is constructed by DCB, a vapor intrusion evaluation will be completed to determine whether a vapor barrier and/or other vapor mitigation steps would be required for the buildings to protect future indoor workers from potential vapor migration from the subsurface into the buildings.

DCB will also fulfill the requirement in the updated ERC that a minimum 2-foot clean soil and vegetative barrier be installed in areas not covered by buildings, parking lots or sidewalks. In the event that DCB is interested in using any of the stockpiled soil and debris that is currently located on the property, DCB will comply with the IDEM-approved Soil Management Plan and the related sampling requirements.

Sincerely,

**Langan Engineering and Environmental
Services, LLC**



Joseph Good, PE, LEED AP
200 West Madison Street, Suite 2900
Chicago, Illinois 60606

Plews Shadley Racher & Braun LLP



Christopher J. Braun, Esq.
1346 North Delaware Street
Indianapolis, Indiana 46202-2415

Variance of Use – Findings of Fact – July 1, 2026

Petition Number 2026-CVR-815

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division _____
OF MARION COUNTY, INDIANA**

PETITION FOR VARIANCE OF USE

FINDINGS OF FACT

1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY BECAUSE

Please see attached.

2. THE USE AND VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE

Please see attached.

3. THE NEED FOR THE VARIANCE ARISES FROM SOME CONDITION PECULIAR TO THE PROPERTY INVOLVED BECAUSE

Please see attached.

4. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE CONSTITUTES AN UNUSUAL AND UNNECESSARY HARDSHIP IF APPLIED TO THE PROPERTY FOR WHICH THE VARIANCE IS SOUGHT BECAUSE

Please see attached.

5. THE GRANT DOES NOT INTERFERE SUBSTANTIALLY WITH THE COMPREHENSIVE PLAN BECAUSE

Please see attached.

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this 15th day of July, 20 26

**Department of Metropolitan Development
Division of Planning
Current Planning**

**1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH,
SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY
BECAUSE**

The variance grant will allow the former Ford manufacturing plant to be developed as a data center campus. This variance grant will not be injurious but will be a benefit to the community by allowing for a data center campus designed in accordance with contemporary industry standards and subject to applicable regulatory oversight at this location which is already zoned I-3 for Medium Industrial Uses. As demonstrated through evidence in the record from the filed Trip Generation Memo from Langan Engineering, the proposed data center campus would generate fewer daily trips than either warehouse use or light industrial use of the property. Since data centers typically generate less traffic than many I-3 uses, the proposed use will generate materially fewer daily vehicle trips than what is already permitted in the I-3 zoning, such as distribution centers and manufacturing facilities. This reduction would significantly lower diesel commercial truck traffic demand. Additionally, the data center will be cooled using a closed-loop system, will potentially utilize the already-existing substation, and the petitioner will directly cover all incremental interconnection costs for any additional power. This ensures that the infrastructure costs necessary to serve the proposed use will be borne by the developer, and will not be passed on to the local ratepayers. This way, the proposed use will have adequate power by utilizing the existing substation without creating power disadvantages to the community.

Additionally, all applicable health and safety standards of the zoning ordinance, revised code of the consolidated city and county, state statute, and federal laws shall be complied with for this project. It is important to note that the proposed use will create less emissions than the permitted uses under the current I-3 zoning. Moreover, the proposed use will be safer for the public than many permitted uses under the current I-3 zoning because the data center will not create manufacturing waste.

All necessary approvals from relevant agencies, including the Department of Business and Neighborhood Services, and the Indiana Department of Environmental Management, shall be obtained. Further, the proposed use commitments will ensure that there will be no increase in detrimental conditions such as noise or traffic beyond what would be experienced or expected with the current I-3 zoning.

Evidence in the record from the Report titled Summary of Air Emissions for the Proposed DC Blox Facility from Terracon provides a concise summary of the

**Department of Metropolitan Development
Division of Planning
Current Planning**

expected air emissions from the proposed data center and demonstrates how the facility's operations will remain protective of public health and safety. Based on the facility's limited operating hours, DPS controls, and low actual emissions: the facility's contribution to local air pollution is expected to be minimal; emissions of particulate matter and hazardous air pollutants, the pollutants most associated with health impacts, are extremely low; and the facility's expected actual emissions are consistent with or lower than the permitted emissions from existing facilities in the surrounding industrial corridor. The petitioner has proactively committed to strict operating limits and advanced emissions-control technology to ensure that its facility remains a low-emitting, health-protective operation within the community. The data presented demonstrates that the facility's emissions are low and consistent with existing industrial activity in the area.

Evidence in the record from the Report titled Acoustic Letter of Opinion from Epsilon Associates, Inc. provides opinion on potential sound levels from the proposed data center project. The adjusted screening-level sound level calculations indicate that the Project has clear potential to meet its requirement of 65 dBA at the property line. As required, the petitioner will commission a detailed acoustic study to confirm this under both normal and emergency operations. The study will use industry-standard modeling to accurately predict potential sound levels and definitively assess Project compliance with the petitioner's sound level requirement. This three-dimensional model of the site will account for natural shielding effects from the onsite buildings, walls, and berms and other factors that influence how sound travels (e.g., ground absorption, etc.). It will also allow for mapping sound levels across the entire Project boundary, i.e., with sound level isolines. To help reduce sound at the property boundary, ground-mounted sound walls at the ends of the utility yards where generators are directly visible to the property boundary will be installed. Rooftop acoustic-screening walls for the cooling equipment will be considered if the future sound study shows the need to further mitigate sound from the Project.

Per the City's staff report, public testimony and correspondence have raised concerns related to potential impacts of the proposed data center use, including noise, operation of diesel-fueled generators, and overall energy consumption. Staff acknowledges these concerns as part of the public record and took into consideration during the zoning analysis. The review of a Variance of Use is limited to whether the proposed use, as conditioned and regulated, is incompatible with public health, safety, morals, or general welfare under the standards of the Consolidated Zoning and Subdivision Ordinance and State Statute. Indy Rezone anticipates industrial uses

with operational impacts and addresses such impacts through applicable development standards, performance regulations, and the ability to impose enforceable commitments. In this case, the petitioner has proposed commitments that directly regulate operational characteristics of the data center campus, including limitations on generator testing hours, sound level monitoring at the property line, required buffering and screening, use of a closed-loop cooling system, and potentially utilizing an existing electrical substation. Additionally, environmental permitting and emissions standards fall under the jurisdiction of applicable state and federal agencies. Emergency generators will be enclosed in insulated structures and subject to IDEM air permitting requirements. A spill prevention, control, and countermeasure (SPCC) plan will be implemented in compliance with IDEM regulations. The petitioner has also committed to pay all related costs associated with the new substation for the data center and the additional generation, transmission, and distribution infrastructure needed to service the data center. In addition, the Trip Generation Memo indicates the proposed use will generate materially fewer daily vehicle trips than the already existing I-3 zoning. Based on the proposed plans and applicable regulatory oversight, the requested Variance of Use does not create an unregulated or unchecked impact on public health, safety, morals, or general welfare beyond what is contemplated for industrial development within an I-3 zoning district. Because of the historical use of the property, the petitioner conducted research related to possible environmental contamination of the property. The previous owner enrolled the entire property in IDEM's Voluntary Remediation Program (VRP) in January 2015, that resulted in an Environmental Restrictive Covenant (ERC) on July 21, 2022. Following remediation operations, IDEM issued a Certificate of Completion in February 2023, and the State of Indiana issued a Covenant Not to Sue Ford. The current property owner developer coordinated with the Indiana Brownfield Program and conducted additional remediation operations that resulted in an updated ERC on March 21, 2025.

2. THE USE AND VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE

The variance grant to allow the site to be developed as a data center campus per the site plan will not adversely affect adjacent properties. The site plan demonstrates transitional yard setbacks and mounding to assist in mitigating visual, noise, and operational impacts to adjacent properties.

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Evidence in the record from the Report titled Analysis of Residential Property Value Impact from Integra Realty Resources demonstrates that the proposed facility will not substantially adversely affect the use or value of surrounding residential properties, as similarly situated neighborhoods near comparable Indiana data centers experienced appreciation rates consistent with their broader markets and no meaningful deterioration in sales performance metrics.

Evidence in the record from the Report titled Real Estate Market Impact Study from Terzo & Bologna, Inc. demonstrates that the proposed data center is both appropriate for this location and is not likely to impact the use and value of the surrounding real estate. It is to be located within a historically established industrial zoning district and will be buffered from residential areas by other industrial uses, will include strategic landscaping and other natural boundaries. The data center will be of less intensive industrial use than the former Ford Visteon manufacturing plant and will be surrounded by other industrial developments with similar or more intensive uses. Overall, it aligns with local land use patterns. Based on their research and analysis it is their opinion that the proposed data center development is not expected to create adverse impacts on surrounding real estate values.

Additionally, the proposed use is consistent with the existing industrial development pattern and density across the nearby area. Residentially zoned properties near this area have existed adjacent to similar and more industrially intensive uses without adverse effects. The proposed use encourages compatible development because of its industrial character, which is a less intensive use than what is currently permitted under the I-3 medium industrial zoning. Further, the proposed use will include significant setbacks, mounding, and landscaping, adding a potentially more aesthetically pleasing view than a manufacturing facility or distribution center permitted under the current zoning would. Per the Trip Generation Memo filed and associated with the petition, there is anticipated to be no increase in traffic from other permitted industrial uses, but instead the proposed data center campus will generate far fewer trips than estimated for other permitted industrial uses of the property which is located within an industrial commerce center business park. The proposed use will not increase the intensity beyond what is already contemplated under the current zoning, and will not be a substantial deviation from neighborhood character beyond the current permitted uses.

Per the City's staff report, the subject site's size, configuration, and separation from the nearby protected district (Pennsy Trail), combined with enhanced transitional yards, existing easements and operational commitments, materially reduce potential

off-site impacts with strict adherence to the commitments to install enhanced screening to neighboring properties. Vehicular circulation, and egress associated with the proposed data center campus would be limited to existing access points along Fintail Drive and would not introduce large deviations of current traffic impacts along English Avenue, post construction and operation of the data center technology park. This commitment continues to function as a binding mitigation measure that limits traffic-related impacts to adjacent properties. When evaluated in conjunction with the proposed site layout and operational commitments, staff finds that the requested Variance of Use does not introduce adjacent property impacts beyond those contemplated and regulated under the existing I-3 zoning.

**3. THE NEED FOR THE VARIANCE ARISES FROM SOME CONDITION
PECULIAR TO THE PROPERTY INVOLVED BECAUSE**

The variance is needed for the property, which is uniquely suited for high-capacity electrical infrastructure due to an existing substation already located on the parcel, and available acreage for additional facilities due to the condition that a data center use is not explicitly identified or defined as a permitted use anywhere in the zoning ordinance. By the zoning ordinance not expressly defining or listing data centers as a permitted use in any district, it creates regulatory ambiguity for a use that shares operational characteristics with permitted light industrial and technology park uses. As local electric utility's power supply limits where data center uses can be located, this property is peculiarly situated in an ideal location with available transmission. This property has great connections to the existing electrical grid, as a substation already exists on the property, and also has surplus acreage available for a new substation to serve the data center campus energy consumption needs. Access to high-capacity electrical infrastructure makes the property uniquely suited for data center development compared to typical industrial parcels. It is an existing medium industrial-zoned property and ideally zoned for a non-intense warehouse of data equipment, and it has enough acreage size for appropriate buffers for the data center buildings. Additionally, the close proximity to major interstate highways also help to make this an ideal location for the project. These infrastructure characteristics are not commonly available across typical industrial parcels within the district and therefore distinguish the subject property from other properties within the same zoning classification.

The subject property is a large, contiguous industrial tract with significant depth, existing utility easements, and proximity to high-capacity electrical transmission infrastructure, including an already existing substation. Its size and configuration

allow for considerable transitional yards and buffering that would not be feasible on smaller industrial parcels. The site is currently zoned as I-3 medium industrial, which permits manufacturing and distribution centers. While the ordinance doesn't expressly provide "data center" as a permitted use, the operational characteristics of the proposed campus align closely with the I-3 medium industrial zoning district. Additionally, the property's proximity to existing substations and available transmission capacity makes it uniquely suited for high-capacity electrical infrastructure necessary to support a data center campus. The combination of site size, depth, infrastructure access, and prior industrial use constitutes conditions peculiar to the property that support the requested variance.

Per the City's staff report, the subject property is a portion of an industrial area with significant depth, existing utility easements, and proximity to high-capacity electrical transmission infrastructure. Its size and configuration allow for considerable transitional yards and buffering that would not be feasible on smaller industrial parcels. The site was previously rezoned to I-3 for development of large-scale (over 272 acres) industrial uses. One of the uses occupied approximately 152 acres that provided for operation of a vehicle manufacturing facility between 1957 and 2012. While the ordinance does not expressly list "data center" as a permitted use, the operational characteristics of the proposed campus align closely with light industrial development patterns. Additionally, the property's proximity to existing substations and available transmission capacity makes it uniquely suited for high-capacity electrical infrastructure necessary to support a data center campus. Staff finds that the combination of site size, depth, infrastructure access, and prior industrial entitlement constitutes conditions peculiar to the property that support the requested variance.

4. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE CONSTITUTES AN UNUSUAL AND UNNECESSARY HARDSHIP IF APPLIED TO THE PROPERTY FOR WHICH THE VARIANCE IS SOUGHT BECAUSE

An unusual and necessary hardship results from strict application of the zoning ordinance because a data center use is not explicitly identified or defined as a permitted use anywhere in the zoning ordinance. Therefore, the hardship was not self-created, and the data center campus project cannot be developed as proposed even though (a) the property is zoned medium industrial, (b) the proposed data center campus is consistent with medium industrial uses approved within the current zoning, and (c) the filed site plan and commitments would provide significant

assurances, safeguards, and protections to nearby properties and the general community at large. Currently, the property remains undeveloped and vacant. Thus, the unnecessary hardship arises from the absence of a defined data center use classification within the ordinance, not from any action taken by the current owner.

Per the City's staff report, strict application of the ordinance would prohibit the proposed use solely due to the absence of a listed land use classification, despite the site's physical suitability and infrastructure capacity. Staff finds that this constitutes an unnecessary hardship not created by the petitioner.

5. THE GRANT DOES NOT INTERFERE SUBSTANTIALLY WITH THE COMPREHENSIVE PLAN BECAUSE

The comprehensive plan is not materially different from the project use. The comprehensive plan indicates that the area is intended for heavy industrial uses. Since the project already aligns with the nature of the current industrial designation in the comprehensive plan, the proposed use does not interfere with the comprehensive plan whatsoever, and certainly not substantially. This area is already an established industrial area, with surrounding properties that include a distribution center, a recycling center, a towing service, and several other warehouses. The addition of the proposed data center use fits seamlessly within the comprehensive plan and the surrounding areas and fully aligns within the nature of the area. Further, the proposed use would be a significantly less intensive use than what uses are already permitted. Data centers do not generate the same level of emissions as other industrial uses do. And, data centers don't create manufacturing waste, unlike many other uses which would be permitted in the comprehensive plan.

This project would not substantially interfere with the comprehensive plan, if at all. According to Merriam-Webster, "substantial" means "considerable in quantity: significantly great." *Substantial*, MERRIAM-WEBSTER, <https://www.merriam-webster.com/dictionary/substantial#dictionary-entry-1> (last visited Mar. 17, 2026). Accordingly, "[i]t is not every interference with the Comprehensive Plan which will preclude the granting of a zoning variance. The only burden upon a petitioner for a variance in this respect is that he show that it does not 'substantially interfere.'" *Suess v. Vogelgesang*, 281 N.E.2d 536, 539 (1972). Requests which interfere with the comprehensive plan to a greater degree than the current project have been found not to "substantially interfere" with the property. For example, operation of a convenience store in a residentially zoned parcel was held not to substantially interfere with the comprehensive plan. *Jansen*, 302 N.E.2d at 543-44. Similarly, the

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operation of a physician's office in a residential house did not substantially interfere with the comprehensive plan. *Vogelgesang*, 281 N.E.2d at 539. While these cases involve the operation of a business within a residential area, this project contemplates operation of an industrial use within an industrial zoning, which already conforms to the comprehensive plan. By comparison, the present project does not appear to interfere with the comprehensive plan at all.

Per the City's staff report, the current request for a Variance of Use seeks approval of a data center campus, an unlisted use under Indy Rezone. While data centers are not expressly listed as a permitted use, the proposed use is industrial in nature and aligns with the general employment and industrial character contemplated by the I-3 zoning district. The variance does not introduce a new land use category, nor does it represent a further departure from the Comprehensive Plan. Accordingly, staff finds that the requested Variance of Use does not materially conflict with the Comprehensive Plan recommendation of heavy industrial and Industrial Reserve overlay when considered in the context of the existing I-3 zoning, and that the proposal continues to advance an industrial use consistent with the established zoning framework for the site.

Variance of Use – Findings of Fact – June 18, 2026

Petition Number _____

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division _____
OF MARION COUNTY, INDIANA**

PETITION FOR VARIANCE OF USE

FINDINGS OF FACT

1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND
GENERAL WELFARE OF THE COMMUNITY BECAUSE

Please see attached.

2. THE USE AND VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE
VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE

Please see attached.

3. THE NEED FOR THE VARIANCE ARISES FROM SOME CONDITION PECULIAR TO THE
PROPERTY INVOLVED BECAUSE

Please see attached.

4. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE CONSTITUTES
AN UNUSUAL AND UNNECESSARY HARDSHIP IF APPLIED TO THE PROPERTY FOR WHICH
THE VARIANCE IS SOUGHT BECAUSE

Please see attached.

5. THE GRANT DOES NOT INTERFERE SUBSTANTIALLY WITH THE COMPREHENSIVE PLAN
BECAUSE

Please see attached.

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this _____ day of _____, 20 ____

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**1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH,
SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY
BECAUSE**

The variance grant will allow the former Ford manufacturing plant to be developed as a data center campus. This variance grant will not be injurious but will be a benefit to the community by allowing for a data center campus designed in accordance with contemporary industry standards and subject to applicable regulatory oversight at this location which is already zoned I-3 for Medium Industrial Uses. As demonstrated through evidence in the record from the filed Trip Generation Memo from Langan Engineering, the proposed data center campus would generate fewer daily trips than either warehouse use or light industrial use of the property. Since data centers typically generate less traffic than many I-3 uses, the proposed use will generate materially fewer daily vehicle trips than what is already permitted in the I-3 zoning, such as distribution centers and manufacturing facilities. This reduction would significantly lower diesel commercial truck traffic demand. Additionally, the data center will be cooled using a closed-loop system, will potentially utilize the already-existing substation, and the petitioner will directly cover all incremental interconnection costs for any additional power. This ensures that the infrastructure costs necessary to serve the proposed use will be borne by the developer, and will not be passed on to the local ratepayers. This way, the proposed use will have adequate power by utilizing the existing substation without creating power disadvantages to the community.

Additionally, all applicable health and safety standards of the zoning ordinance, revised code of the consolidated city and county, state statute, and federal laws shall be complied with for this project. It is important to note that the proposed use will create less emissions than the permitted uses under the current I-3 zoning. Moreover, the proposed use will be safer for the public than many permitted uses under the current I-3 zoning because the data center will not create manufacturing waste.

All necessary approvals from relevant agencies, including the Department of Business and Neighborhood Services, and the Indiana Department of Environmental Management, shall be obtained. Further, the proposed use commitments will ensure that there will be no increase in detrimental conditions such as noise or traffic beyond what would be experienced or expected with the current I-3 zoning.

Evidence in the record from the Report titled Summary of Air Emissions for the Proposed DC Blox Facility from Terracon provides a concise summary of the

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expected air emissions from the proposed data center and demonstrates how the facility's operations will remain protective of public health and safety. Based on the facility's limited operating hours, DPS controls, and low actual emissions: the facility's contribution to local air pollution is expected to be minimal; emissions of particulate matter and hazardous air pollutants, the pollutants most associated with health impacts, are extremely low; and the facility's expected actual emissions are consistent with or lower than the permitted emissions from existing facilities in the surrounding industrial corridor. The petitioner has proactively committed to strict operating limits and advanced emissions-control technology to ensure that its facility remains a low-emitting, health-protective operation within the community. The data presented demonstrates that the facility's emissions are low and consistent with existing industrial activity in the area.

Evidence in the record from the Report titled Acoustic Letter of Opinion from Epsilon Associates, Inc. provides opinion on potential sound levels from the proposed data center project. The adjusted screening-level sound level calculations indicate that the Project has clear potential to meet its requirement of 65 dBA at the property line. As required, the petitioner will commission a detailed acoustic study to confirm this under both normal and emergency operations. The study will use industry-standard modeling to accurately predict potential sound levels and definitively assess Project compliance with the petitioner's sound level requirement. This three-dimensional model of the site will account for natural shielding effects from the onsite buildings, walls, and berms and other factors that influence how sound travels (e.g., ground absorption, etc.). It will also allow for mapping sound levels across the entire Project boundary, i.e., with sound level isolines. To help reduce sound at the property boundary, ground-mounted sound walls at the ends of the utility yards where generators are directly visible to the property boundary will be installed. Rooftop acoustic-screening walls for the cooling equipment will be considered if the future sound study shows the need to further mitigate sound from the Project.

Per the City's staff report, public testimony and correspondence have raised concerns related to potential impacts of the proposed data center use, including noise, operation of diesel-fueled generators, and overall energy consumption. Staff acknowledges these concerns as part of the public record and took into consideration during the zoning analysis. The review of a Variance of Use is limited to whether the proposed use, as conditioned and regulated, is incompatible with public health, safety, morals, or general welfare under the standards of the Consolidated Zoning and Subdivision Ordinance and State Statute. Indy Rezone anticipates industrial uses

with operational impacts and addresses such impacts through applicable development standards, performance regulations, and the ability to impose enforceable commitments. In this case, the petitioner has proposed commitments that directly regulate operational characteristics of the data center campus, including limitations on generator testing hours, sound level monitoring at the property line, required buffering and screening, use of a closed-loop cooling system, and potentially utilizing an existing electrical substation. Additionally, environmental permitting and emissions standards fall under the jurisdiction of applicable state and federal agencies. Emergency generators will be enclosed in insulated structures and subject to IDEM air permitting requirements. A spill prevention, control, and countermeasure (SPCC) plan will be implemented in compliance with IDEM regulations. The petitioner has also committed to pay all related costs associated with the new substation for the data center and the additional generation, transmission, and distribution infrastructure needed to service the data center. In addition, the Trip Generation Memo indicates the proposed use will generate materially fewer daily vehicle trips than the already existing I-3 zoning. Based on the proposed plans and applicable regulatory oversight, the requested Variance of Use does not create an unregulated or unchecked impact on public health, safety, morals, or general welfare beyond what is contemplated for industrial development within an I-3 zoning district. Because of the historical use of the property, the petitioner conducted research related to possible environmental contamination of the property. The previous owner enrolled the entire property in IDEM's Voluntary Remediation Program (VRP) in January 2015, that resulted in an Environmental Restrictive Covenant (ERC) on July 21, 2022. Following remediation operations, IDEM issued a Certificate of Completion in February 2023, and the State of Indiana issued a Covenant Not to Sue Ford. The current property owner developer coordinated with the Indiana Brownfield Program and conducted additional remediation operations that resulted in an updated ERC on March 21, 2025.

2. THE USE AND VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE

The variance grant to allow the site to be developed as a data center campus per the site plan will not adversely affect adjacent properties. The site plan demonstrates transitional yard setbacks and mounding to assist in mitigating visual, noise, and operational impacts to adjacent properties.

Evidence in the record from the Report titled Analysis of Residential Property Value Impact from Integra Realty Resources demonstrates that the proposed facility will not substantially adversely affect the use or value of surrounding residential properties, as similarly situated neighborhoods near comparable Indiana data centers experienced appreciation rates consistent with their broader markets and no meaningful deterioration in sales performance metrics.

Evidence in the record from the Report titled Real Estate Market Impact Study from Terzo & Bologna, Inc. demonstrates that the proposed data center is both appropriate for this location and is not likely to impact the use and value of the surrounding real estate. It is to be located within a historically established industrial zoning district and will be buffered from residential areas by other industrial uses, will include strategic landscaping and other natural boundaries. The data center will be of less intensive industrial use than the former Ford Visteon manufacturing plant and will be surrounded by other industrial developments with similar or more intensive uses. Overall, it aligns with local land use patterns. Based on their research and analysis it is their opinion that the proposed data center development is not expected to create adverse impacts on surrounding real estate values.

Additionally, the proposed use is consistent with the existing industrial development pattern and density across the nearby area. Residentially zoned properties near this area have existed adjacent to similar and more industrially intensive uses without adverse effects. The proposed use encourages compatible development because of its industrial character, which is a less intensive use than what is currently permitted under the I-3 medium industrial zoning. Further, the proposed use will include significant setbacks, mounding, and landscaping, adding a potentially more aesthetically pleasing view than a manufacturing facility or distribution center permitted under the current zoning would. Per the Trip Generation Memo filed and associated with the petition, there is anticipated to be no increase in traffic from other permitted industrial uses, but instead the proposed data center campus will generate far fewer trips than estimated for other permitted industrial uses of the property which is located within an industrial commerce center business park. The proposed use will not increase the intensity beyond what is already contemplated under the current zoning, and will not be a substantial deviation from neighborhood character beyond the current permitted uses.

Per the City's staff report, the subject site's size, configuration, and separation from the nearby protected district (Pennsy Trail), combined with enhanced transitional yards, existing easements and operational commitments, materially reduce potential off-site impacts with strict adherence to the commitments to install enhanced

screening to neighboring properties. Vehicular circulation, and egress associated with the proposed data center campus would be limited to existing access points along Fintail Drive and would not introduce large deviations of current traffic impacts along English Avenue, post construction and operation of the data center technology park. This commitment continues to function as a binding mitigation measure that limits traffic-related impacts to adjacent properties. When evaluated in conjunction with the proposed site layout and operational commitments, staff finds that the requested Variance of Use does not introduce adjacent property impacts beyond those contemplated and regulated under the existing I-3 zoning.

3. THE NEED FOR THE VARIANCE ARISES FROM SOME CONDITION PECULIAR TO THE PROPERTY INVOLVED BECAUSE

The variance is needed for the property, which is uniquely suited for high-capacity electrical infrastructure due to an existing substation already located on the parcel, and available acreage for additional facilities due to the condition that a data center use is not explicitly identified or defined as a permitted use anywhere in the zoning ordinance. By the zoning ordinance not expressly defining or listing data centers as a permitted use in any district, it creates regulatory ambiguity for a use that shares operational characteristics with permitted light industrial and technology park uses. As local electric utility's power supply limits where data center uses can be located, this property is peculiarly situated in an ideal location with available transmission. This property has great connections to the existing electrical grid, as a substation already exists on the property, and also has surplus acreage available for a new substation to serve the data center campus energy consumption needs. Access to high-capacity electrical infrastructure makes the property uniquely suited for data center development compared to typical industrial parcels. It is an existing medium industrial-zoned property and ideally zoned for a non-intense warehouse of data equipment, and it has enough acreage size for appropriate buffers for the data center buildings. Additionally, the close proximity to major interstate highways also help to make this an ideal location for the project. These infrastructure characteristics are not commonly available across typical industrial parcels within the district and therefore distinguish the subject property from other properties within the same zoning classification.

The subject property is a large, contiguous industrial tract with significant depth, existing utility easements, and proximity to high-capacity electrical transmission infrastructure, including an already existing substation. Its size and configuration allow for considerable transitional yards and buffering that would not be feasible on

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smaller industrial parcels. The site is currently zoned as I-3 medium industrial, which permits manufacturing and distribution centers. While the ordinance doesn't expressly provide "data center" as a permitted use, the operational characteristics of the proposed campus align closely with the I-3 medium industrial zoning district. Additionally, the property's proximity to existing substations and available transmission capacity makes it uniquely suited for high-capacity electrical infrastructure necessary to support a data center campus. The combination of site size, depth, infrastructure access, and prior industrial use constitutes conditions peculiar to the property that support the requested variance.

Per the City's staff report, the subject property is a portion of an industrial area with significant depth, existing utility easements, and proximity to high-capacity electrical transmission infrastructure. Its size and configuration allow for considerable transitional yards and buffering that would not be feasible on smaller industrial parcels. The site was previously rezoned to I-3 for development of large-scale (over 272 acres) industrial uses. One of the uses occupied approximately 152 acres that provided for operation of a vehicle manufacturing facility between 1957 and 2012. While the ordinance does not expressly list "data center" as a permitted use, the operational characteristics of the proposed campus align closely with light industrial development patterns. Additionally, the property's proximity to existing substations and available transmission capacity makes it uniquely suited for high-capacity electrical infrastructure necessary to support a data center campus. Staff finds that the combination of site size, depth, infrastructure access, and prior industrial entitlement constitutes conditions peculiar to the property that support the requested variance.

**4. THE STRICT APPLICATION OF THE TERMS OF THE ZONING
ORDINANCE CONSTITUTES AN UNUSUAL AND UNNECESSARY
HARDSHIP IF APPLIED TO THE PROPERTY FOR WHICH THE
VARIANCE IS SOUGHT BECAUSE**

An unusual and necessary hardship results from strict application of the zoning ordinance because a data center use is not explicitly identified or defined as a permitted use anywhere in the zoning ordinance. Therefore, the hardship was not self-created, and the data center campus project cannot be developed as proposed even though (a) the property is zoned medium industrial, (b) the proposed data center campus is consistent with medium industrial uses approved within the current zoning, and (c) the filed site plan and commitments would provide significant assurances, safeguards, and protections to nearby properties and the general

community at large. Currently, the property remains undeveloped and vacant. Thus, the unnecessary hardship arises from the absence of a defined data center use classification within the ordinance, not from any action taken by the current owner.

Per the City's staff report, strict application of the ordinance would prohibit the proposed use solely due to the absence of a listed land use classification, despite the site's physical suitability and infrastructure capacity. Staff finds that this constitutes an unnecessary hardship not created by the petitioner.

5. THE GRANT DOES NOT INTERFERE SUBSTANTIALLY WITH THE COMPREHENSIVE PLAN BECAUSE

The comprehensive plan is not materially different from the project use. The comprehensive plan indicates that the area is intended for heavy industrial uses. Since the project already aligns with the nature of the current industrial designation in the comprehensive plan, the proposed use does not interfere with the comprehensive plan whatsoever, and certainly not substantially. This area is already an established industrial area, with surrounding properties that include a distribution center, a recycling center, a towing service, and several other warehouses. The addition of the proposed data center use fits seamlessly within the comprehensive plan and the surrounding areas and fully aligns within the nature of the area. Further, the proposed use would be a significantly less intensive use than what uses are already permitted. Data centers do not generate the same level of emissions as other industrial uses do. And, data centers don't create manufacturing waste, unlike many other uses which would be permitted in the comprehensive plan.

This project would not substantially interfere with the comprehensive plan, if at all. According to Merriam-Webster, "substantial" means "considerable in quantity: significantly great." *Substantial*, MERRIAM-WEBSTER, <https://www.merriam-webster.com/dictionary/substantial#dictionary-entry-1> (last visited Mar. 17, 2026). Accordingly, "[i]t is not every interference with the Comprehensive Plan which will preclude the granting of a zoning variance. The only burden upon a petitioner for a variance in this respect is that he show that it does not 'substantially interfere.'" *Suess v. Vogelgesang*, 281 N.E.2d 536, 539 (1972). Requests which interfere with the comprehensive plan to a greater degree than the current project have been found not to "substantially interfere" with the property. For example, operation of a convenience store in a residentially zoned parcel was held not to substantially interfere with the comprehensive plan. *Jansen*, 302 N.E.2d at 543-44. Similarly, the operation of a physician's office in a residential house did not substantially interfere

with the comprehensive plan. *Vogelgesang*, 281 N.E.2d at 539. While these cases involve the operation of a business within a residential area, this project contemplates operation of an industrial use within an industrial zoning, which already conforms to the comprehensive plan. By comparison, the present project does not appear to interfere with the comprehensive plan at all.

Per the City's staff report, the current request for a Variance of Use seeks approval of a data center campus, an unlisted use under Indy Rezone. While data centers are not expressly listed as a permitted use, the proposed use is industrial in nature and aligns with the general employment and industrial character contemplated by the I-3 zoning district. The variance does not introduce a new land use category, nor does it represent a further departure from the Comprehensive Plan. Accordingly, staff finds that the requested Variance of Use does not materially conflict with the Comprehensive Plan recommendation of heavy industrial and Industrial Reserve overlay when considered in the context of the existing I-3 zoning, and that the proposal continues to advance an industrial use consistent with the established zoning framework for the site.



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Division of Planning
Current Planning**

Variance of Use – Findings of Fact – May 28, 2026

Petition Number _____

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division _____
OF MARION COUNTY, INDIANA**

PETITION FOR VARIANCE OF USE

FINDINGS OF FACT

1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY BECAUSE
Please see attached.

2. THE USE AND VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE
Please see attached.

3. THE NEED FOR THE VARIANCE ARISES FROM SOME CONDITION PECULIAR TO THE PROPERTY INVOLVED BECAUSE
Please see attached.

4. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE CONSTITUTES AN UNUSUAL AND UNNECESSARY HARDSHIP IF APPLIED TO THE PROPERTY FOR WHICH THE VARIANCE IS SOUGHT BECAUSE
Please see attached.

5. THE GRANT DOES NOT INTERFERE SUBSTANTIALLY WITH THE COMPREHENSIVE PLAN BECAUSE
Please see attached.

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this _____ day of _____, 20 ____

1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH,
SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY
BECAUSE

The variance grant will allow the former Ford manufacturing plant to be developed as a data center campus. This variance grant will not be injurious but will be a benefit to the community by allowing for a data center campus designed in accordance with contemporary industry standards and subject to applicable regulatory oversight at this location which is already zoned I-3 for Medium Industrial Uses. As demonstrated through evidence in the record from the filed Trip Generation Memo from Langan Engineering, the proposed data center campus would generate fewer daily trips than either warehouse use or light industrial use of the property. Since data centers typically generate less traffic than many I-3 uses, the proposed use will generate materially fewer daily vehicle trips than what is already permitted in the I-3 zoning, such as distribution centers and manufacturing facilities. This reduction would significantly lower diesel commercial truck traffic demand. Additionally, the data center will be cooled using a closed-loop system, will potentially utilize the already-existing substation, and the petitioner will directly cover all incremental interconnection costs for any additional power. This ensures that the infrastructure costs necessary to serve the proposed use will be borne by the developer, and will not be passed on to the local ratepayers. This way, the proposed use will have adequate power by utilizing the existing substation without creating power disadvantages to the community.

Additionally, all applicable health and safety standards of the zoning ordinance, revised code of the consolidated city and county, state statute, and federal laws shall be complied with for this project. It is important to note that the proposed use will create less emissions than the permitted uses under the current I-3 zoning. Moreover, the proposed use will be safer for the public than many permitted uses under the current I-3 zoning because the data center will not create manufacturing waste.

All necessary approvals from relevant agencies, including the Department of Business and Neighborhood Services, and the Indiana Department of Environmental Management, shall be obtained. Further, the proposed use commitments will ensure that there will be no increase in detrimental conditions such as noise or traffic beyond what would be experienced or expected with the current I-3 zoning.

Concerns related to potential impacts of the proposed data center use, including noise, operation of diesel-fueled generators, and overall energy consumption have

been addressed. The review of a Variance of Use is limited to whether the proposed use, as conditioned and regulated, is incompatible with public health, safety, morals, or general welfare under the standards of the Consolidated Zoning and Subdivision Ordinance and State Statute. Indy Rezone anticipates industrial uses with operational impacts and addresses such impacts through applicable development standards, performance regulations, and the ability to impose enforceable commitments. In this case, the petitioner has suggested action that directly regulates operational characteristics of the data center campus, including use of a closed-loop cooling system and potentially utilizing an existing electrical substation. Additionally, environmental permitting and emissions standards fall under the jurisdiction of applicable state and federal agencies. Emergency generators will be enclosed in insulated structures and subject to IDEM air permitting requirements. A spill prevention, control, and countermeasure (SPCC) plan will be implemented in compliance with IDEM regulations. The petitioner has also committed to pay all related costs associated with the new substation for the data center and the additional generation, transmission, and distribution infrastructure needed to service the data center. In addition, the Trip Generation Memo indicates the proposed use will generate materially fewer daily vehicle trips than the already existing I-3 zoning. Based on the proposed plans and applicable regulatory oversight, the requested Variance of Use does not create an unregulated or unchecked impact on public health, safety, morals, or general welfare beyond what is contemplated for industrial development within an I-3 zoning district.

2. THE USE AND VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE

The variance grant to allow the site to be developed as a data center campus per the site plan will not adversely affect adjacent properties. The site plan demonstrates transitional yard setbacks and mounding to assist in mitigating visual, noise, and operational impacts to adjacent properties.

Evidence in the record from the Report titled Analysis of Residential Property Value Impact from Integra Realty Resources demonstrates that the proposed facility will not substantially adversely affect the use or value of surrounding residential properties, as similarly situated neighborhoods near comparable Indiana data centers experienced appreciation rates consistent with their broader markets and no meaningful deterioration in sales performance metrics.

Additionally, the proposed use is consistent with the existing industrial development pattern and density across the nearby area. Residentially zoned properties near this area have existed adjacent to similar and more industrially intensive uses without adverse effects. The proposed use encourages compatible development because of its industrial character, which is a less intensive use than what is currently permitted under the I-3 medium industrial zoning. Further, the proposed use will include significant setbacks, mounding, and landscaping, adding a potentially more aesthetically pleasing view than a manufacturing facility or distribution center permitted under the current zoning would. Per the Trip Generation Memo filed and associated with the petition, there is anticipated to be no increase in traffic from other permitted industrial uses, but instead the proposed data center campus will generate far fewer trips than estimated for other permitted industrial uses of the property which is located within an industrial commerce center business park. The proposed use will not increase the intensity beyond what is already contemplated under the current zoning, and will not be a substantial deviation from neighborhood character beyond the current permitted uses.

**3. THE NEED FOR THE VARIANCE ARISES FROM SOME CONDITION
PECULIAR TO THE PROPERTY INVOLVED BECAUSE**

The variance is needed for the property, which is uniquely suited for high-capacity electrical infrastructure due to an existing substation already located on the parcel, and available acreage for additional facilities due to the condition that a data center use is not explicitly identified or defined as a permitted use anywhere in the zoning ordinance. By the zoning ordinance not expressly defining or listing data centers as a permitted use in any district, it creates regulatory ambiguity for a use that shares operational characteristics with permitted light industrial and technology park uses. As local electric utility's power supply limits where data center uses can be located, this property is peculiarly situated in an ideal location with available transmission. This property has great connections to the existing electrical grid, as a substation already exists on the property, and also has surplus acreage available for a new substation to serve the data center campus energy consumption needs. Access to high-capacity electrical infrastructure makes the property uniquely suited for data center development compared to typical industrial parcels. It is an existing medium industrial-zoned property and ideally zoned for a non-intense warehouse of data equipment, and it has enough acreage size for appropriate buffers for the data center buildings. Additionally, the close proximity to major interstate highways also help to make this an ideal location for the project. These infrastructure characteristics are not commonly available across typical industrial parcels within the district and

therefore distinguish the subject property from other properties within the same zoning classification.

The subject property is a large, contiguous industrial tract with significant depth, existing utility easements, and proximity to high-capacity electrical transmission infrastructure, including an already existing substation. Its size and configuration allow for considerable transitional yards and buffering that would not be feasible on smaller industrial parcels. The site is currently zoned as I-3 medium industrial, which permits manufacturing and distribution centers. While the ordinance doesn't expressly provide "data center" as a permitted use, the operational characteristics of the proposed campus align closely with the I-3 medium industrial zoning district. Additionally, the property's proximity to existing substations and available transmission capacity makes it uniquely suited for high-capacity electrical infrastructure necessary to support a data center campus. The combination of site size, depth, infrastructure access, and prior industrial use constitutes conditions peculiar to the property that support the requested variance.

4. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE CONSTITUTES AN UNUSUAL AND UNNECESSARY HARDSHIP IF APPLIED TO THE PROPERTY FOR WHICH THE VARIANCE IS SOUGHT BECAUSE

An unusual and necessary hardship results from strict application of the zoning ordinance because a data center use is not explicitly identified or defined as a permitted use anywhere in the zoning ordinance. Therefore, the hardship was not self-created, and the data center campus project cannot be developed as proposed even though (a) the property is zoned medium industrial, (b) the proposed data center campus is consistent with medium industrial uses approved within the current zoning, and (c) the filed site plan and commitments would provide significant assurances, safeguards, and protections to nearby properties and the general community at large. Currently, the property remains undeveloped and vacant. Thus, the unnecessary hardship arises from the absence of a defined data center use classification within the ordinance, not from any action taken by the current owner.

5. THE GRANT DOES NOT INTERFERE SUBSTANTIALLY WITH THE COMPREHENSIVE PLAN BECAUSE

The comprehensive plan is not materially different from the project use. The comprehensive plan indicates that the area is intended for heavy industrial uses.

**Department of Metropolitan Development
Division of Planning
Current Planning**

Since the project already aligns with the nature of the current industrial designation in the comprehensive plan, the proposed use does not interfere with the comprehensive plan whatsoever, and certainly not substantially. This area is already an established industrial area, with surrounding properties that include a distribution center, a recycling center, a towing service, and several other warehouses. The addition of the proposed data center use fits seamlessly within the comprehensive plan and the surrounding areas and fully aligns within the nature of the area. Further, the proposed use would be a significantly less intensive use than what uses are already permitted. Data centers do not generate the same level of emissions as other industrial uses do. And, data centers don't create manufacturing waste, unlike many other uses which would be permitted in the comprehensive plan.

This project would not substantially interfere with the comprehensive plan, if at all. According to Merriam-Webster, "substantial" means "considerable in quantity; significantly great." *Substantial*, MERRIAM-WEBSTER, <https://www.merriam-webster.com/dictionary/substantial#dictionary-entry-1> (last visited Mar. 17, 2026). Accordingly, "[i]t is not every interference with the Comprehensive Plan which will preclude the granting of a zoning variance. The only burden upon a petitioner for a variance in this respect is that he show that it does not 'substantially interfere.'" *Suess v. Vogelgesang*, 281 N.E.2d 536, 539 (1972). Requests which interfere with the comprehensive plan to a greater degree than the current project have been found not to "substantially interfere" with the property. For example, operation of a convenience store in a residentially zoned parcel was held not to substantially interfere with the comprehensive plan. *Jansen*, 302 N.E.2d at 543-44. Similarly, the operation of a physician's office in a residential house did not substantially interfere with the comprehensive plan. *Vogelgesang*, 281 N.E.2d at 539. While these cases involve the operation of a business within a residential area, this project contemplates operation of an industrial use within an industrial zoning, which already conforms to the comprehensive plan. By comparison, the present project does not appear to interfere with the comprehensive plan at all.



Department of Metropolitan Development
Division of Planning
Current Planning

Variance of Development Standards – Findings of Fact – July 1, 2026

Petition Number 2026-CVR-815

METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division _____
OF MARION COUNTY, INDIANA

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

Please see attached.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

Please see attached.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

Please see attached.

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this 15th day of July, 20 26

1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY BECAUSE

Generally, the variance grant will not be injurious to the community because it would allow for the development of this property in a way compatible with the surrounding development, which are almost all industrial properties located across Kitley Avenue and English Avenue. The variance grant would allow for the development of the vacant, unused property in a highly secure and well-maintained manner which would improve safety over the property's currently vacant and unused state. The on-site security of the facility would also benefit the neighbors.

The variance grant would not increase traffic in this community over and above other potential I-3 uses. Generally, traffic generated by proposed data center development would be significantly less than the former use of a manufacturing facility and other similar uses. This reduction in traffic would include substantially less demand for on-site parking.

The variance grant to allow Minimum Off-Street Vehicle Parking Spaces required at 100 spaces if developed as a data center campus will not be injurious but will be a benefit of the community by reducing the paved surface required at the campus. Additional parking over and above 100 spaces is not needed for this type of use and would necessitate an increase in the amount of impervious surface by paving additional ground, thus reducing the amount of green space, for no added benefit.

Per the City's staff report, the required minimum number of parking spaces for the proposed data center use cannot be calculated using a listed land use category because data centers are not an expressly permitted or defined use within Indy Rezone. In such cases, the Administrator may assign a parking requirement based on the most similar land use pursuant to Sec. 744-105. The petitioner has provided documentation that the nature of the proposed data center use generates low on-site parking demand, particularly once operational. Data center employment levels are typically limited to maintenance, security, and technical staff, resulting in parking demand substantially below parking ratios used for other commercial or industrial classifications. Reducing unused parking areas avoids unnecessary impervious surface expansion, minimizes runoff impacts, and preserves areas available for additional buffering or landscape improvements, consistent with the purpose and intent of Indy Rezone.

2. THE USE OR VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE

Generally, the variance grant will not affect the use or value of adjacent properties in a substantially adverse manner. The variance grant would allow for the development of this property in a manner that fits aesthetically with the area, per the commitments, to develop the property in substantial conformance with the Data Center Site Plan. The surrounding area is largely industrial with a few residential properties. With the anticipated improvements, the value of this property is anticipated to increase, therefore and thereby benefiting neighboring properties in the community.

The variance grant would allow for the adequate amount of on-site parking needed for the proposed use. The variance grant to allow Minimum Off-Street Vehicle Parking Spaces Required at 100 spaces if developed as a data center campus will not adversely affect adjacent properties but will be a benefit to them by reducing the paved surface required at the technology park.

The variance grant would not increase traffic in the adjacent areas over and above other potential I-3 uses. Generally, traffic generated by data center uses would be much less than what would be experienced or expected with surrounding uses such as distribution facilities and manufacturing plants authorized under the current zoning. This reduction in traffic would include substantially less demand for on-site parking.

Per the City's staff report, the required minimum number of parking spaces for the proposed data center use cannot be calculated using a listed land use category because data centers are not an expressly permitted or defined use within Indy Rezone. In such cases, the Administrator may assign a parking requirement based on the most similar land use pursuant to Sec. 744-105. The petitioner has provided documentation that the nature of the proposed data center use generates low on-site parking demand, particularly once operational. Data center employment levels are typically limited to maintenance, security, and technical staff, resulting in parking demand substantially below parking ratios used for other commercial or industrial classifications. Reducing unused parking areas avoids unnecessary impervious surface expansion, minimizes runoff impacts, and preserves areas available for additional buffering or landscape improvements, consistent with the purpose and intent of Indy Rezone.

3. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE WILL RESULT IN PRACTICAL DIFFICULTIES IN THE USE OF THE PROPERTY BECAUSE

Generally, strictly applying the zoning ordinance causes significant economic injury because it would not allow for the proposed development of this property due to the operational and infrastructure requirements associated with the proposed data center use. The hardship and significant economic injury are not self-created, but are created by the property's size, shape, and location and width of existing utility easements on the property.

The strict application will result in additional paving for parking spaces that will never be used. The data center campus will be fenced for security and only those individuals permitted to access the site at specific times will need parking. Therefore, the amount of parking will be highly regulated and utilized in the most efficient manner, and there will never be a need for more than the 100 parking spaces provided. Practical difficulties will ensue if additional parking spaces are mandated as additional spaces would be costly and would not be able to be located in the most efficient locations nearest the proposed data center buildings.

Per the City's staff report, the required minimum number of parking spaces for the proposed data center use cannot be calculated using a listed land use category because data centers are not an expressly permitted or defined use within Indy Rezone. In such cases, the Administrator may assign a parking requirement based on the most similar land use pursuant to Sec. 744-105. The petitioner has provided documentation that the nature of the proposed data center use generates low on-site parking demand, particularly once operational. Data center employment levels are typically limited to maintenance, security, and technical staff, resulting in parking demand substantially below parking ratios used for other commercial or industrial classifications. Reducing unused parking areas avoids unnecessary impervious surface expansion, minimizes runoff impacts, and preserves areas available for additional buffering or landscape improvements, consistent with the purpose and intent of Indy Rezone. The strict application will result in smaller total gross floor area of enclosed buildings and/or smaller total square footage of utility yards and outdoor operational areas, which in turn would make the proposed development unfeasible, thus resulting in a practical difficulty in the use of the property.



Department of Metropolitan Development
Division of Planning
Current Planning

Variance of Development Standards – Findings of Fact – June 18, 2026

Petition Number _____

METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division _____
OF MARION COUNTY, INDIANA

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:
Please see attached.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:
Please see attached.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:
Please see attached.

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this _____ day of _____, 20 ____

**1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH,
SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY
BECAUSE**

Generally, the variance grant will not be injurious to the community because it would allow for the development of this property in a way compatible with the surrounding development, which are almost all industrial properties located across Kitley Avenue and English Avenue. The variance grant would allow for the development of the vacant, unused property in a highly secure and well-maintained manner which would improve safety over the property's currently vacant and unused state. The on-site security of the facility would also benefit the neighbors.

The variance grant would not increase traffic in this community over and above other potential I-3 uses. Generally, traffic generated by proposed data center development would be significantly less than the former use of a manufacturing facility and other similar uses. This reduction in traffic would include substantially less demand for on-site parking.

The variance grant to allow Minimum Off-Street Vehicle Parking Spaces required at 250 spaces if developed as a data center campus will not be injurious but will be a benefit of the community by reducing the paved surface required at the campus. Additional parking over and above 250 spaces is not needed for this type of use and would necessitate an increase in the amount of impervious surface by paving additional ground, thus reducing the amount of green space, for no added benefit.

Per the City's staff report, the required minimum number of parking spaces for the proposed data center use cannot be calculated using a listed land use category because data centers are not an expressly permitted or defined use within Indy Rezone. In such cases, the Administrator may assign a parking requirement based on the most similar land use pursuant to Sec. 744-105. The petitioner has provided documentation that the nature of the proposed data center use generates low on-site parking demand, particularly once operational. Data center employment levels are typically limited to maintenance, security, and technical staff, resulting in parking demand substantially below parking ratios used for other commercial or industrial classifications. Reducing unused parking areas avoids unnecessary impervious surface expansion, minimizes runoff impacts, and preserves areas available for additional buffering or landscape improvements, consistent with the purpose and intent of Indy Rezone.

2. THE USE OR VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE

Generally, the variance grant will not affect the use or value of adjacent properties in a substantially adverse manner. The variance grant would allow for the development of this property in a manner that fits aesthetically with the area, per the commitments, to develop the property in substantial conformance with the Data Center Site Plan. The surrounding area is largely industrial with a few residential properties. With the anticipated improvements, the value of this property is anticipated to increase, therefore and thereby benefiting neighboring properties in the community.

The variance grant would allow for the adequate amount of on-site parking needed for the proposed use. The variance grant to allow Minimum Off-Street Vehicle Parking Spaces Required at 250 spaces if developed as a data center campus will not adversely affect adjacent properties but will be a benefit to them by reducing the paved surface required at the technology park.

The variance grant would not increase traffic in the adjacent areas over and above other potential I-3 uses. Generally, traffic generated by data center uses would be much less than what would be experienced or expected with surrounding uses such as distribution facilities and manufacturing plants authorized under the current zoning. This reduction in traffic would include substantially less demand for on-site parking.

Per the City's staff report, the required minimum number of parking spaces for the proposed data center use cannot be calculated using a listed land use category because data centers are not an expressly permitted or defined use within Indy Rezone. In such cases, the Administrator may assign a parking requirement based on the most similar land use pursuant to Sec. 744-105. The petitioner has provided documentation that the nature of the proposed data center use generates low on-site parking demand, particularly once operational. Data center employment levels are typically limited to maintenance, security, and technical staff, resulting in parking demand substantially below parking ratios used for other commercial or industrial classifications. Reducing unused parking areas avoids unnecessary impervious surface expansion, minimizes runoff impacts, and preserves areas available for additional buffering or landscape improvements, consistent with the purpose and intent of Indy Rezone.

**3. THE STRICT APPLICATION OF THE TERMS OF THE ZONING
ORDINANCE WILL RESULT IN PRACTICAL DIFFICULTIES IN THE
USE OF THE PROPERTY BECAUSE**

Generally, strictly applying the zoning ordinance causes significant economic injury because it would not allow for the proposed development of this property due to the operational and infrastructure requirements associated with the proposed data center use. The hardship and significant economic injury are not self-created, but are created by the property's size, shape, and location and width of existing utility easements on the property.

The strict application will result in additional paving for parking spaces that will never be used. The data center campus will be fenced for security and only those individuals permitted to access the site at specific times will need parking. Therefore, the amount of parking will be highly regulated and utilized in the most efficient manner, and there will never be a need for more than the 250 parking spaces provided. Practical difficulties will ensue as additional parking spaces are mandated as additional spaces would be costly and would not be able to be located in the most efficient locations nearest the proposed data center buildings.

Per the City's staff report, the required minimum number of parking spaces for the proposed data center use cannot be calculated using a listed land use category because data centers are not an expressly permitted or defined use within Indy Rezone. In such cases, the Administrator may assign a parking requirement based on the most similar land use pursuant to Sec. 744-105. The petitioner has provided documentation that the nature of the proposed data center use generates low on-site parking demand, particularly once operational. Data center employment levels are typically limited to maintenance, security, and technical staff, resulting in parking demand substantially below parking ratios used for other commercial or industrial classifications. Reducing unused parking areas avoids unnecessary impervious surface expansion, minimizes runoff impacts, and preserves areas available for additional buffering or landscape improvements, consistent with the purpose and intent of Indy Rezone. The strict application will result in smaller total gross floor area of enclosed buildings and/or smaller total square footage of utility yards and outdoor operational areas, which in turn would make the proposed development unfeasible, thus resulting in a practical difficulty in the use of the property.

Variance of Development Standards – Findings of Fact - May 28, 2026

Petition Number _____

METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division _____
OF MARION COUNTY, INDIANA

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:
Please see attached.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:
Please see attached.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:
Please see attached.

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this _____ day of _____, 20 ____

1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY BECAUSE

Generally, the variance grant will not be injurious to the community because it would allow for the development of this property in a way compatible with the surrounding development, which are almost all industrial properties located across Kitley Avenue and English Avenue. The variance grant would allow for the development of the vacant, unused property in a highly secure and well-maintained manner which would improve safety over the property's currently vacant and unused state. The on-site security of the facility would also benefit the neighbors.

The variance grant would not increase traffic in this community over and above other potential I-3 uses. Generally, traffic generated by proposed data center development would be significantly less than the former use of a manufacturing facility and other similar uses. This reduction in traffic would include substantially less demand for on-site parking.

The variance grant to allow Minimum Off-Street Vehicle Parking Spaces required at 250 spaces if developed as a data center campus will not be injurious but will be a benefit of the community by reducing the paved surface required at the campus. Additional parking over and above 250 spaces is not needed for this type of use and would necessitate an increase in the amount of impervious surface by paving additional ground, thus reducing the amount of green space, for no added benefit.

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The variance grant would allow for the adequate amount of on-site parking needed for the proposed use. The variance grant to allow Minimum Off-Street Vehicle Parking Spaces Required at 250 spaces if developed as a data center campus will not adversely affect adjacent properties but will be a benefit to them by reducing the paved surface required at the technology park.

The variance grant would not increase traffic in the adjacent areas over and above other potential I-3 uses. Generally, traffic generated by data center uses would be much less than what would be experienced or expected with surrounding uses such as distribution facilities and manufacturing plants authorized under the current zoning. This reduction in traffic would include substantially less demand for on-site parking.

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3. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE WILL RESULT IN PRACTICAL DIFFICULTIES IN THE USE OF THE PROPERTY BECAUSE

Generally, strictly applying the zoning ordinance causes significant economic injury because it would not allow for the proposed development of this property due to the operational and infrastructure requirements associated with the proposed data center use. The hardship and significant economic injury are not self-created, but are created by the property's size, shape, and location and width of existing utility easements on the property.

The strict application will result in additional paving for parking spaces that will never be used. The data center campus will be fenced for security and only those individuals permitted to access the site at specific times will need parking. Therefore, the amount of parking will be highly regulated and utilized in the most efficient manner, and there will never be a need for more than the 250 parking spaces provided. Practical difficulties will ensue if additional parking spaces are mandated as additional spaces would be costly and would not be able to be located in the most efficient locations nearest the proposed data center buildings.

The required minimum number of parking spaces for the proposed data center use cannot be calculated using a listed land use category because data centers are not an expressly permitted or defined use within Indy Rezone. In such cases, the Administrator may assign a parking requirement based on the most similar land use pursuant to Sec. 744-105. The proposed data center use generates low on-site parking demand, particularly once operational. Data center employment levels are typically limited to maintenance, security, and technical staff, resulting in parking demand substantially below parking ratios used for other commercial or industrial classifications. Reducing unused parking areas avoids unnecessary impervious surface expansion, minimizes runoff impacts, and preserves areas available for additional buffering or landscape improvements, consistent with the purpose and intent of Indy Rezone. The strict application will result in smaller total gross floor area of enclosed buildings and/or smaller total square footage of utility yards and outdoor operational areas, which in turn would make the proposed development unfeasible, thus resulting in a practical difficulty in the use of the property.



View looking north along Fintail Drive



View of site looking west across Fintail Drive

Department of Metropolitan Development
Division of Planning
Current Planning



View of site looking west across Fintail Drive



View of site looking west across Fintail Drive

Department of Metropolitan Development
Division of Planning
Current Planning



View of site looking west across Fintail Drive



View of site looking northwest across Fintail Drive



View of site looking northwest across Fintail Drive



View looking north from Fintail Drive towards the Pennsy Trail



View looking northeast across Fintail Drive at adjacent land under development



View looking east across Fintail Drive at adjacent land under development



View looking east across Fintail Drive at adjacent land under development



View looking east across Fintail Drive at adjacent land under development

**Department of Metropolitan Development
Division of Planning
Current Planning**



View looking east across Fintail Drive at adjacent land under development

METROPOLITAN DEVELOPMENT COMMISSION

July 15, 2026

Case Number: 2026-ZON-057
Property Address: 3709 East Washington Street
Location: Center Township, Council District #18
Petitioner: Englewood Community Development Corporation, by Joseph. D. Calderon
Current Zoning: I-2 (TOD) / C-4 (TOD) / D-10 (TOD)

Request: Rezoning of 2.49 acres from the I-2 (TOD), C-4 (TOD) and D-10 (TOD) districts to the D-10 (TOD) district to provide for residential development.
Current Land Use: Vacant land / Industrial uses / Parking areas
Staff Recommendations: Approval of the rezoning request.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner transferred this petition at the June 11, 2026 hearing, to the Metropolitan Development Commission for the initial hearing on July 15, 2026.

STAFF RECOMMENDATION

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

1. Final site plan and 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.

PETITION OVERVIEW

This 2.49-acre site, zoned I-2 (TOD) / C-4 (TOD) / D-10 (TOD), is developed with an industrial / commercial building, parking areas and vacant land. It is surrounded by single-family dwellings to the north, zoned I-2 (TOD); commercial uses to the south, across South Ewing Street, zoned I-4 (TOD); commercial uses to the east, zoned C-4 (TOD); and single-family dwellings to the west, across South Ewing Street, zoned (I-4) (TOD).

Petition 2022-ZON-069 rezoned 1.53 acres of the southern portion of this site to the D-10 district to provide for multi-family housing.

REZONING

The request would rezone the site to the D-10 (Walkable Neighborhood) District. “The D-10 district is intended for high density housing formats, in moderate- or large-scale multi-unit building types. This district can be used at transitions and urban centers and corridors, including the high-density residential recommendations of the Comprehensive Plan, and the City Neighborhood and Urban Mixed-Use Typologies of the Land Use Pattern Book.”

“To advance the Livability Principles of this Code, the D-5, D-5II, D-8, D9 and **D-10** districts implement walkable, compact neighborhoods within a well-connected street network and block structure, using slow neighborhood streets, walkable connectors, and multi-mode thoroughfares. Access to parks and recreation, transit and neighborhood services within walking distance is important. Street trees, landscape and trees along private frontages, and an active amenity zone create comfortable walking environment and add appeal to neighborhoods. These districts require urban public and community facilities and services to be available.”

The purpose of the Walkable Neighborhood design standards and objectives is to advance the Livability Principles of this code, and to promote walkable neighborhoods. Any exceptions to the standards in the Ordinance, or discretionary review processes related to a specific application, shall be judged against these design objectives, in addition to any other criteria in this code for the application.

The Comprehensive Plan recommends Light Industrial typology for the northern portion of the site and Community Commercial typology for the remainder of the site.

Recommended land uses in the light industrial typology include light industrial uses; heavy commercial uses; small-scale offices, retailing, and personal or professional services; and wind / solar farms.

Recommended land uses in the community commercial typology include small- and large-scale offices, retailing and personal or professional services; small- and large-scale schools, places of worship community-serving institutions / infrastructure, and other places of assembly; and small-scale parks.

As proposed, this request would not be consistent with either of the Comprehensive Plan recommendations.

Concept Site Plan – June 11, 2026

The concept plan provides for 50 dwelling units within a four-story building and 63 total parking spaces. Thirteen of the parking spaces would be located along South Ewing Street, with the remaining spaces located within the interior of the site.

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Amenities would be located within the northern portion of the site and consist of activity courts, a playground and shelter. An existing building would be renovated and offer tenant services (not clearly defined), with a dry retention area located on the southern portion of the site.

Access drives along South Ewing Street would be located at the northern and southern portions of the site.

Staff would note that the site is bisected by Pearl Street, with alleys along the northern and northeastern boundary. Development of the site would require the filing and approval of a right-of-way vacation of Pearl Street and possibly portions of alleys, depending upon the final site plan.

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 receptacles for proper disposal of trash and other waste.

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Planning Analysis

As proposed, the requested district would not align with the Light Industrial or Community Commercial typologies recommendation of the current Comprehensive Land Use Plan. Although the site makes sense as a commercial site when combined with the abutting retail centers, its lack of direct access to an arterial or collector (East Washington Street), makes its viability as a stand-alone commercial site questionable. Furthermore, the light industrial recommendation on the 0.75-acre at the northwest corner would limit the possibility of industrial development that would comply with the development standards.

The proposal, however, would be responsive to the Blue Line Transit-Oriented-Development Strategic Plan that identifies the proposed transit station at East Washington Street and Sherman Drive as a community center station, with recommended uses that include multi-family housing within a dense mixed-use neighborhood. Staff would note that proposed multi-family development could serve as a buffer to the historical residential uses in proximity of this site to the north and west.

Because of the proximity of the transit station, staff believes the 13 parking spaces along South Ewing Street would not be necessary. The Ordinance requires a minimum of 0.75 parking spaces per unit for buildings that are over three stories, which would be 38 parking spaces for this proposed development. Staff believes that the 50 off-street parking spaces would be more appropriate than the 63 proposed parking spaces. Furthermore, it is difficult to determine whether the parking spaces along South Ewing Street are located within the right-of-way and whether maneuvering would occur within the right-of-way, both of which would require a variance of development standards.

Due to the clean-up of Black Mountain, construction of the Blue Line, walkable neighborhood design standards, and recent real estate investment in the area, the proposed development may be the start of a major redevelopment of the vicinity. As this site is likely to set a standard for future development, it's important that layout of the site and the architecture of the building be of a high standard. As such, staff requests that the final site plan and elevations be subject to Administrator's Approval prior to the issuance of the Improvement location permit.

GENERAL INFORMATION

Existing Zoning	I-2 (TOD) / C-4 (TOD) / D-10 (TOD)	
Existing Land Use	Vacant land / industrial uses / parking areas	
Comprehensive Plan	Light Industrial / Community Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	I-2 (TOD)	Single-family dwellings
South:	I-4 (TOD)	Industrial uses
East:	C-4 (TOD)	Commercial uses
West:	I-4 (TOD)	Single-family dwellings

Thoroughfare Plan

East Washington Street	Primary Arterial	Existing 80-foot right-of-way and proposed 78-foot right-of-way.
South Ewing Street	Local Street	Existing 75-96 -foot right-of-way and proposed 48-foot right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	Yes – Transit-Oriented Development	
Wellfield Protection Area	No	
Site Plan	June 11, 2026	
Site Plan (Amended)	N/A	
Elevations	June 11, 2026 (Renderings)	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Light Industrial and Community Commercial typologies.

“The Light Industrial typology provides for industrial, production, distribution, and repair uses conducted within enclosed structures and unlikely to create emissions of light, odor, noise, or vibrations. This typology is characterized by freestanding buildings or groups of buildings, often within industrial parks. Typical uses include warehousing, self-storage, assembly of parts, laboratories, wholesaling, and printing. Industrial or truck traffic should be separated from local/residential traffic.”

“The Community Commercial typology provides for low-intensity commercial, and office uses that serve nearby neighborhoods. These uses are usually in freestanding buildings or small, integrated centers. Examples include small-scale shops, personal services, professional and business services, grocery stores, drug stores, restaurants, and public gathering spaces.”

Pattern Book / Land Use Plan

The Comprehensive Plan consists of two components that include The Marion County Land Use Pattern Book (2019) and the land use map. The Pattern Book provides a land use classification system that guides the orderly development of the county and protects the character of neighborhoods while also being flexible and adaptable to allow neighborhoods to grow and change over time.

The Pattern Book serves as a policy guide as development occurs. Below are the relevant policies related to this request:

Light Industrial Typology

Modified Uses (TOD Overlay)

- Small Scale Offices, Retailing, and Personal or Professional Services - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.)
- Light Industrial Uses - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.) Only small-scale light industrial uses are appropriate in this overlay.

Removed Uses (TOD Overlay)

- Heavy Commercial Uses
- Wind or Solar Farms

Conditions for All Land Use Types – Community Commercial Typology

- All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
- All development should include sidewalks along the street frontage.

Red Line / Blue Line / Purple Line TOD Strategic Plan

The Blue Line Transit-Oriented Development Strategic Plan (2018).

This site is also located within an overlay, specifically the Transit Oriented Development (TOD). “Overlays are used in places where the land uses that are allowed in a typology need to be adjusted. They may be needed because an area is environmentally sensitive, near an airport, or because a certain type of development should be promoted. Overlays can add uses, remove uses, or modify the conditions that are applied to uses in a typology.”

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The Transit-Oriented Development (TOD) overlay is intended for areas within walking distance of a transit station. The purpose of this overlay is to promote pedestrian connectivity and a higher density than the surrounding area.

This site is located within a ¼ mile walk to the northeast of a proposed transit stop located at the intersection of East Washington Street and Sherman Drive with a Community Center typology.

Community Center Stations have varying types of commercial developments, from large strip centers to shopping malls along arterial corridors. Development opportunities vary from redevelopment into mixed-use, walkable patterns to multi-family residential infill development.

Characteristics of the Community Center typology are:

- A dense mixed-use neighborhood center
- Minimum of two stories at core
- No front or side setbacks at core: 0-10-foot front setbacks and 0-10-foot side setbacks at the periphery
- Multi-family housing with a minimum of three units
- Structured parking at the core and attractive surface parking at the periphery Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

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

2022-ZON-069; 3737 East Washington Street, requested rezoning of 1.53 acres from the C-4 (TOD) district to the D-10 (TOD) district to provide for multi-family residential development, **approved**.

VICINITY

2024-ZON-080; 3720 East Washington Street (north of site), requested rezoning of 0.14-acre from the C-1 (TOD) district to the D-8 (TOD) district to provide for a four-unit multi-family residential development, **approved**.

2021-ZON-020 / 2021-VAR-004; 3710 and 3714 East Washington Street (north of site), requested rezoning of 0.28 acre from the C-1 district to the D-8 district and a variance of development standards to provide for the construction of third floor additions and decks to existing single-family dwellings with two-foot (3710) and 1.5-foot (3714) east side setbacks, **approved and granted**.

2017-UV2-016; 17, 21, 25, 29, & 33 South Ewing Street (north of site), requested a variance of use to provide for auto repair and a variance of development standards to provide for walls in a clear sight triangle, and deficient setbacks and landscaping, **dismissed**.

2015-UV2-024; 52 South Ewing Street (west of site), requested a variance of use to provide for primary and accessory residential structures in an industrial district and a variance of development standards to provide for deficient site setbacks, **granted**.

2012-ZON-065; 3525 & 3547 East Washington Street (west of site), requested the rezoning of 4.5 acres from the I-4-U district to the D-8 district, **approved**.

2008-UV2-016; 3714 East Washington Street (north of site), requested a variance of use to legally establish a two-family dwelling in a commercial district, **granted**.

96-UV1-14; 3605 East Washington Street (north of site), requested a variance of use to provide for a five-unit dwelling in an industrial district and a variance of development standards to provide for unpaved parking lot, **granted**.

91-UV2-81; 4 Ewing Street (north of site), requested a variance of use to provide for a residential pool in a C-7 district, **granted**.

91-UV3-53; 3525 East Washington Street (northwest of site), requested a variance of use to provide for auto restoration and sales, **granted**.

88-Z-39; 3709 East Washington Street (north of site), requested the rezoning of 0.15 acre from the I-2-U district to the C-4 district, **approved**.

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86-V1-89; 3115 East Washington Street (north of site), requested a variance of development standards to provide for an additional pole sign, **denied**.

84-Z-68; 3739 East Washington Street (northeast of site), requested the rezoning of 0.94 acre from the I-2-U district to the C-4 district, **approved**.

83-V2-52; 3737 East Washington Street (north of site), requested a variance of development standards to provide for an electronic message center, **granted**.

83-V3-21; 3732 East Washington Street (northeast of site), requested a variance of development standards to provide for a pricing panel on an existing sign, **granted**.

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SHERMAN LOFTS
 PRELIMINARY DESIGN SITE CONCEPT
 MAY 28, 2026 / SCALE: 1"=50'

50,500 SQUARE FEET
 50 TOTAL UNITS
 12 3-BEDROOM UNITS - 24 %
 19 2-BEDROOM UNITS - 38 %
 19 1-BEDROOM UNITS - 38 %

50 ONSITE PARKING SPACES
 13 STREET PARKING SPACES





SHERMAN LOFTS
 PRELIMINARY DESIGN EAST RENDERING
 ENGLEWOOD COMMUNITY DEVELOPMENT CORPORATION
 6/1/2026





SHERMAN LOFTS
 PRELIMINARY DESIGN WEST RENDERING
 ENGLEWOOD COMMUNITY DEVELOPMENT CORPORATION
 6/1/2026





View looking north along South Ewing Street



View looking south along South Ewing Street



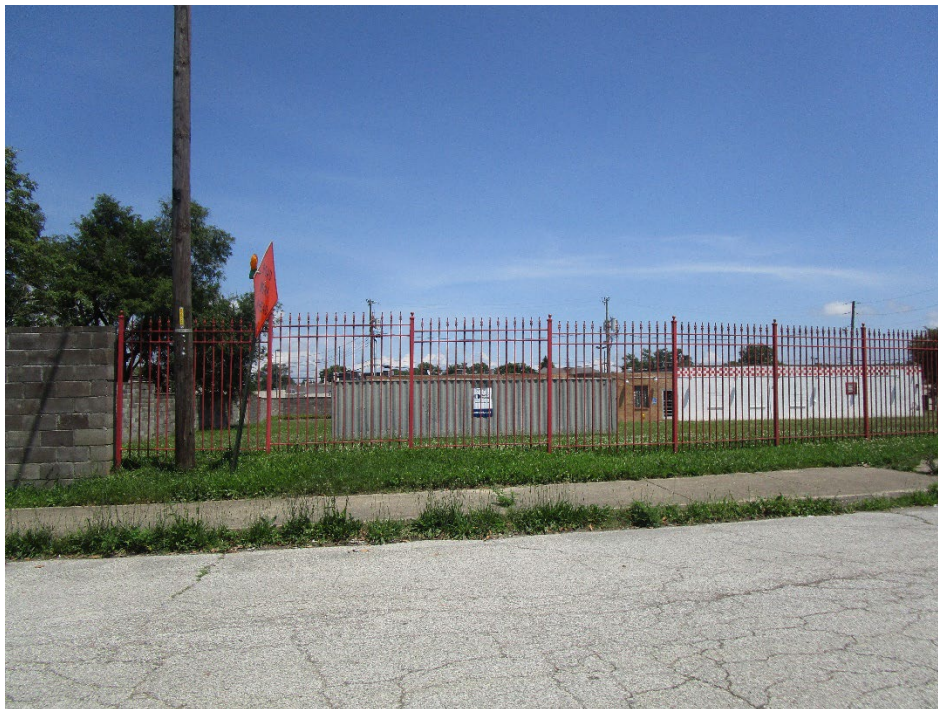
View of site looking north across South Ewing Street



View of site looking north across South Ewing Street



View of site looking west across South Ewing Street



View of site looking west across South Ewing Street



View of site looking west across South Ewing Street



View of site looking west across South Ewing Street



View of site looking west across South Ewing Street



View of site looking west across South Ewing Street



View from site looking west



View from site looking north

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Division of Planning
Current Planning



View from site looking north



View from site looking northeast

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Division of Planning
Current Planning



View from site looking northeast



View from site looking east