



Metropolitan Development Commission (July 16, 2025) 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 16, 2025

Time: 1:00 PM

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

Business:

Adoption of Meeting Minutes: July 2, 2025

Special Requests

Policy Resolutions:

ECONOMIC DEVELOPMENT / INCENTIVES:

1. 2025-E-020 (For Public Hearing)

Confirmatory Resolution of the MDC Related to the Oxford Row Economic Development Area, Council District #12, Center Township.

2. 2025-E-021 (For Public Hearing)

Resolution Pledging Tax Increment from the Oxford Row Allocation Area to the Payment of Certain Economic Development Revenue Bonds, Council District #12, Center Township.

3. 2025-E-022

Authorizes DMD to expend \$35,000.00 for services to demolish and backfill an accessory structure to the Powerhouse building on the Central State campus and for such costs to be paid from available funds.

Zoning Petitions:

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

4. 2025-APP-004 | 1340 East County Line Road

Perry Township, Council District #23

HD-2 (FF)

Community Health Network Foundation, Inc., by Timothy H. Button

Hospital District Two approval to provide for a proposed 420-space surface parking lot.

5. 2025-APP-005 | 2510 Westlane Road

Pike Township, Council District #1

PK-1 (FF) (FW)

City of Indianapolis, Department of Parks and Recreation, by Henry Woodburn

Park District One Approval to provide for park improvements, including a new playground, sidewalk, nature walkway, shelter, and drainage improvements for WISH Park.

6. 2025-MOD-008 | 7436 Rockville Road

Wayne Township, Council District #16
C-3
Jeffrey Shelton

Modification of the Commitments for 2006-ZON-146, to terminate a portion of Commitment #9, which prohibits the use of tobacco stores (previous commitment removed tobacco stores as a permitted use).

7. 2025-MOD-011 | 3204 Queue Line Drive

Center Township, Council District #8
C-S / I-2 / SU-1
Monon Development Group, LLC, by Christopher White

Modification of the Commitments and Site Plan related to 2021-ZON-069 / 2021-VAR-010 to Modify Commitment #2 to permit development of the site in compliance with submitted building elevations and site plans filed with this petition (previous commitment required site plans, landscaping plans and building elevations to be submitted for Administrator's Approval, prior to the issuance of an Improvement Location Permit).

8. 2025-ZON-001 | 4150 North High School Road

Pike Township, Council District #5
Nica Auto and Fleet Repair, LLC, by David E. Dearing

Rezoning of 1.90 acres from the C-3 district to the C-4 district to allow for an automobile repair shop.

9. 2025-ZON-019 | 1404 Prospect Street

Center Township, Council District #18
Luxury Leased Homes USA, LLC, by Stephanie J. Truchan

Rezoning of 0.345-acre from the C-5 district to the D-8 district to provide for residential uses.

10. 2025-ZON-040 | 2601 Cold Spring Road

Wayne Township, Council District #12
Cold Spring Innovation Corporation, by Jennifer Milliken and Timothy Ochs

Rezoning of 22.3 acres from the D-S (W-5) district to the MU-2 (W-5) district to provide for a mixed-use development.

11. 2025-ZON-047 (Amended) | 7525 McFarland Boulevard

Perry Township, Council District #24
Manheet Singh, by Joseph D. Calderon

Rezoning of 7.46 acres from the SU-1 district to the D-6II district to provide for a multi-family residential development.

12. 2025-ZON-055 | 6225, 6233, and 6245 Kentucky Avenue

Decatur Township, Council District #21
GBT Realty Corporation, by Joseph D. Calderon

Rezoning of 3.11 acres from the D-A districts to the C-4 district to provide for community-regional commercial uses, including an automobile fueling station.

13. 2025-ZON-056 | 8501 and 8651 South Emerson Avenue, and 5260 Noggle Way

Franklin Township, Council District #25
Claybrooke Luxury Living, LLC, by Joseph D. Calderon

Rezoning of 9.186 acres from the C-4 and C-S districts to the D-10 district to provide for an approximately 202-unit multi-family development.

14. 2025-ZON-057 | 7905 East 42nd Street

Lawrence Township, Council District #9
Kartik Patel, by Thomas Potts Schmidt

Rezoning of 3.28 acres from the C-3 and C-4 districts to the C-4 district to provide for community-regional commercial uses, including a proposed hotel.

15. 2025-ZON-058 | 1229 and 1231 Brookside Avenue

Center Township, Council District #13
Clairoline, LLC, by Donas Singleton

Rezoning of 0.14-acre from the MU-1 (FF) district to the D-8 (FF) district.

16. 2025-CZN-822 | 3802 and 3810 North Franklin Road

Lawrence Township, Council District #9
C-S (TOD)
Cornerstone Housing Group, LLC, by Brad Schwab and Bobbi Jo Lucas Eisold

Rezoning of 8.69 acres from the C-S (TOD) district to the D-10 (TOD) district to provide for a multi-family residential development, consisting of 186 units.

17. 2025-CZN-824 (Amended) | 963, 1001, 1007, 1008, 1010, 1011, 1015, and 1027 East Georgia Street, and 960, 1002, 1018, and 1022 and 1030 Bates Street

Center Township, Council District #18
The City of Indianapolis by Aryn Schounce

Rezoning of 1.76 acres from the D-8, C-S (TOD), and I-4 districts to the C-S (TOD) district to provide for not-for-profit uses, including case management and services, offices, commercial kitchen and cafeteria, emergency shelter, and accessory uses such as outdoor gathering space, per the filed plan of operation.

PETITIONS OF NO APPEAL (RECOMMENDED FOR DENIAL):

18. 2025-CAP-823 (Amended) | 6800 Pendleton Pike

Lawrence Township, Council District #9
C-S (TOD)
Amerco Real Estate Company, by Stephany Sheekey

Modification of C-S Statement and Site Plan related to 2017-ZON-057, to provide for 12 additional mini-warehouse storage buildings, for a total of 32,003 square feet of additional storage space.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

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

2025-CZN-814 / 2025-CVR-814 | 3043, 3451, 3511, and 3801 South Post Road, 9405, 9609, 9611, and 9931 East Troy Avenue, 3430, 3440, and 3610 Davis Road, and 9500 Vandergriff Road

Franklin Township, Council District #20
Deep Meadow Ventures, LLC, by Joseph D. Calderon

Rezoning of 467.66 acres from the D-A (FF) (FW), C-4 (FF) (FW), and SU-43 (FF) (FW) districts to the C-S (FF) (FW) district for a data center campus development, and uses including light manufacturing, all research and development, utilities, agricultural uses, buildings and structures, as permitted in I-1 and office uses, as permitted in C-1. Permitted accessory uses would include utility structures, such as power substations, water towers, and overhead and underground powerlines and wastewater treatment facilities, outdoor storage, renewable energy facility, satellite dish antenna, signs, and temporary construction yard, office, or equipment storage.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building height of 75 feet (maximum 38-foot building height permitted) and no maximum front yard setback (maximum front yard setback of 85 feet permitted).

20. COMPANION PETITIONS TRANSFERRED FROM HEARING EXAMINER FOR INITIAL HEARING:

2025-CZN-828 (Amended) / 2025-CVR-828 (2nd Amended) | 1927, 1946, and 1950 East 32nd Street, and 3219 Orchard Avenue

Center Township., Council District #8
D-5 and SU-1

Universal Church of Truth and First Born, Inc., by Justin Kingen and David Kingen

Rezoning of 1.02 acres, from the D-5 and district to the D-8 district to provide for multi-family dwellings.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide to provide for the construction of a medium apartment building & community center (at 1927 East 32nd Street), within a SU-1 district (not permitted); to allow for a mixed-use, multi-family housing project, community center and religious use (church) to have 38 off-street parking spaces (77 off-street parking spaces required); provide for the construction of five duplexes (floor over floor) with a floor area of 500 square feet (minimum floor area of 660 square feet required); to provide for the construction of duplexes at 1946 East 32nd Street and 3219 Orchard Avenue with a reduced open space (60% open space required for duplexes).

****Staff request for continuance for cause to August 20, 2025**

21. REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2025-ZON-046 | 10010 and 10440 Pentecost Road

Franklin Township, Council District #25
Pulte Group, by Brian J. Tuohy

Rezoning of 96.6 acres from the D-A district to the D-P district to provide for a single-family detached residential development, consisting of 225 lots.

****Automatic Continuance to August 20, 2025, filed by Registered Neighborhood Organization**

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
Brandon Herget	City-County Council	02/03/2025 – 02/03/2026
Brent Lyle	City-County Council	12/02/2024 – 12/02/2025
John J. Dillon III (President)	Mayor	01/01/2025 – 12/31/2025
Megan Garver (Vice-President)	Mayor	01/01/2025 – 12/31/2025
Brigid Robinson	Mayor	01/01/2025 – 12/31/2025
Bruce Schumacher (Acting Secretary)	Mayor	01/01/2025 – 12/31/2025
Vacant	City-County Council	

Brian P. Murphy (Secretary)	Mayor	01/01/2025 – 12/31/2025
Gregg West	City-County Council	05/05/2025 – 05/25/2026

This meeting can be viewed live at [indy.gov: Channel 16 Live Web Stream](https://indy.gov/Channel16LiveWebStream). The recording of this meeting will also be archived (along with recordings of other City/County entities) at [indy.gov: Watch Previously Recorded Programs](https://indy.gov/WatchPreviouslyRecordedPrograms).

RESOLUTION NO. 2025-E-020**CONFIRMATORY RESOLUTION OF THE METROPOLITAN DEVELOPMENT
COMMISSION OF MARION COUNTY, INDIANA, RELATED TO THE
OXFORD ROW ECONOMIC DEVELOPMENT AREA**

WHEREAS, on May 21, 2025, the Metropolitan Development Commission of Marion County, Indiana, acting as the Redevelopment Commission of the City of Indianapolis, Indiana (the “Commission”), adopted Declaratory Resolution No. 2025-E-012 (the “Declaratory Resolution”), (i) declaring that the Oxford Row Economic Development Area (the “Area”) in the City of Indianapolis (the “City”) is an economic development area, which declaration was supported by a factual report and findings contained within the Declaratory Resolution, (ii) established an allocation area whose boundaries and parcels are coterminous with the Area (the “Allocation Area”), and (iii) declaring that the Area is subject to economic development activities pursuant to Indiana Code 36-7-15.1 *et seq.*, and all acts supplemental and amendatory thereto (collectively, the “Act”);

WHEREAS, the Commission also approved an Economic Development Plan (the “Plan”) for the Area which contained specific recommendations for the acquisition, construction and equipping of a 3-story, walk-up style development with approximately 46 residential units alongside approximately at least 5,000 square feet of street level retail space (collectively, the “Project”);

WHEREAS, the City-County Council of the City of Indianapolis and of Marion County, Indiana (the “City-County Council”) has approved the establishment of the Area and Allocation Area, the Plan, and the actions of the Commission establishing the Area pursuant to the Act;

WHEREAS, the Commission published notice on July 3 and July 4, 2025, of the adoption and substance of the Declaratory Resolution in accordance with the Act and Indiana Code 5-3-1 which public notices also gave notice of a public hearing that was held on this day regarding the adoption of the Declaratory Resolution by the Commission at which public hearing the opportunity to have remonstrances and objections heard by the Commission was provided;

WHEREAS, the public notice described in the preceding paragraph was also filed in the office of the Department of Metropolitan Development and any other departments, bodies or officers having to do with City planning, variances from zoning ordinances, land use or the issuance of building permits;

WHEREAS, copies of the public notice were also filed with the officer authorized to fix budgets, tax rates and tax levies under Indiana Code 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the proposed Area, together with a statement disclosing the impact of the Area, which includes:

- (A) The estimated economic benefits and costs incurred by the Area, as measured by increased employment and anticipated growth of real property assessed values; and

(B) The anticipated impact on tax revenues of each taxing unit;

WHEREAS, certain estimates contained in the Declaratory Resolution and Plan have been refined, which refinements do not require additional notices or proceedings under I.C. 36-7-15.1 and which were described at the below referenced public hearing; and

WHEREAS, prior to the adoption of the resolutions hereinafter set forth, and at such meeting, the Commission conducted a public hearing at which the Commission heard all persons interested in the proceedings and considered all written remonstrances and objections that were filed;

WHEREAS, after being fully advised in the matter,

NOW, THEREFORE, BE IT RESOLVED by the Commission, as follows:

1. The Commission has considered the evidence presented and now finds and determines that it will be of public utility and benefit to proceed with the Project, with the establishment of the Area and Allocation Area, and with the inclusion of certain right of ways, parcels and property as part of the Area and Allocation Area, as described in Exhibit A hereto.

2. The Commission hereby finds that the Area and Allocation Area are necessary and that the adoption of the allocation provision in the Declaratory Resolution will result in new property taxes in the Area that would not have been generated but for the adoption of the allocation provision and is supported by the finding of fact, evidence, testimony and other information provided to the Commission as part of its determination to establish the Area and the Allocation Area pursuant to the Declaratory Resolution and the Act.

3. The Declaratory Resolution and Plan approved by the Commission on May 21, 2025, are hereby confirmed as described in the Act and are incorporated herein and shall be kept on file with the Secretary of the Commission and the Clerk of the City.

4. The Secretary of the Commission is hereby directed to record the final action taken by the Commission, notify the Indiana Department of Local Government Finance of the designation of the Area and Allocation Area within the Area, and to file this Confirmatory Resolution with the Marion County Auditor.

5. This Confirmatory Resolution shall be effective upon passage.

[Remainder of Page Intentionally Left Blank]

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on the 16th day of July, 2025.

METROPOLITAN DEVELOPMENT COMMISSION OF
MARION COUNTY, INDIANA, acting as the Redevelopment
Commission of the City of Indianapolis, Indiana

John J. Dillon III, President

Approved for Legal Adequacy:

Office of Corporation Counsel

By:_____

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

/s/ Scott A. Krapf
Scott A. Krapf
Frost Brown Todd LLP

This Resolution prepared by Scott A. Krapf, Frost Brown Todd LLP, 111 Monument Circle, Suite 4500, Indianapolis, Indiana 46204.

EXHIBIT A

DESCRIPTION AND MAP OF OXFORD ROW ECONOMIC DEVELOPMENT AREA AND ALLOCATION AREA

Address: 2460 and 2502 N. Delaware St., Indianapolis, Indiana 46205 (previously 2460, 2502, 2514, 2520 and 2524 N. Delaware St. and 164 E. 25th St., Indianapolis, Indiana 46205)

Local Parcels #: 1068784 and 1033814 (previously 1003054; 1031931; 1058071; 1029028; 1068784 and 1033814)

State Parcels #: 49-06-25-179-027.000-101 and 49-06-25-133-082.000-101 (previously 49-06-25-179-027.000-101; 49-06-25-179-028.000-101; 49-06-25-179-029.000-101; 49-06-25-179-031.000-101; 49-06-25-179-032.000-101; and 49-06-25-133-082.000-101)

Oxford Row EDA and Allocation Area



Legend

-  Allocation area
-  Economic Development Area (EDA)

METROPOLITAN DEVELOPMENT COMMISSION

OF

MARION COUNTY, INDIANA

RESOLUTION NO. 2025-E-021

**A RESOLUTION OF THE REDEVELOPMENT DISTRICT OF THE
CITY OF INDIANAPOLIS, INDIANA PLEDGING TAX INCREMENT FROM THE
OXFORD ROW ALLOCATION AREA TO THE PAYMENT OF CERTAIN
ECONOMIC DEVELOPMENT REVENUE BONDS**

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana, acting as the Redevelopment Commission of the City of Indianapolis, Indiana (the “Commission”), being the governing body of the Redevelopment District of the City of Indianapolis, Indiana (the “District”), exists and operates pursuant to the provisions of Indiana Code 36-7-15.1 and Indiana Code 36-7-25, each as amended from time to time (collectively, the “Act”); and

WHEREAS, the Commission, on behalf of the District, has previously adopted and confirmed resolutions (collectively, the “Declaratory Resolution”) which (i) declared and confirmed an area of the City of Indianapolis, Indiana (the “City”), known as the Oxford Row Economic Development Area (the “Economic Development Area”), to be an “economic development area” within the meaning of Indiana Code 36-7-15.1, as amended, (ii) designated such Economic Development Area as an allocation area known as the Oxford Row Allocation Area (the “Allocation Area”), for purposes of the Indiana Code 36-7-15.1-26, and (iii) created the Oxford Row Allocation Fund (the “Allocation Fund”), pursuant to Indiana Code 36-7-15.1-26, into which taxes on real property located in the Allocation Area are to be deposited in accordance with, and for the purposes stated in, the Act and the Declaratory Resolution (such deposited taxes, herein the “Tax Increment”), and adopted an economic development plan for the Economic Development Area (the “Plan”); and

WHEREAS, Chatham Park Development, LLC, and/or one or more subsidiaries, affiliates, designees and/or joint ventures thereof (collectively, the “Developer”), desires to finance certain projects, additions or improvements within the Allocation Area, including all or any portion of the Project (as defined herein); and

WHEREAS, the City intends to enter into both a Financing Agreement (the “Financing Agreement”) and a Project Agreement (the “Project Agreement”) with the Developer in connection with the Developer’s development and construction of the Project; and

WHEREAS, the Developer desires to finance a development consisting of a 3-story, walk-up style development with approximately 46 residential units alongside approximately at least 5,000 square feet of street level retail space (collectively, the “Project”); and

WHEREAS, the Commission has been advised that the City intends to authorize and issue certain economic development revenue bonds of the City, in one or more series, all or any portion of which may be taxable or tax-exempt for federal income tax purposes, designated as the “City of Indianapolis, Indiana, Economic Development Tax Increment Revenue Bonds, Series 2025 (Federally Taxable – Oxford Row Project)” (with such additional or different series designation as may be necessary, desirable or appropriate, including such series designation to indicate the year in which the bonds are issued), in an aggregate principal amount not to exceed Two Million Twelve Thousand Dollars (\$2,012,000) (the “Bonds”), for the purposes of providing funds to pay for (a) the financing of all or a portion of the Project, in accordance with the terms of the Financing Agreement, the Project Agreement, and other such documents as deemed necessary; (b) capitalized interest (if necessary); (c) a debt service reserve (if necessary); and (d) costs and expenses incurred in connection with or on account of the issuance of the Bonds authorized herein, and the proceeds of the Bonds will be deposited with a financial institution serving as trustee pursuant to a trust indenture (the “Indenture”) between the City and such trustee and disbursed to the Developer during construction of the Project, as provided for in the Indenture, the Financing Agreement and the Project Agreement; and

WHEREAS, the Bonds will be payable from the lesser of eighty percent (80%) of the Tax Increment revenues received from the newly created Allocation Area or the debt service due on the Bonds in such year and considering any prior year shortfalls (the “TIF Revenues”); and

WHEREAS, pursuant to Indiana Code 36-7-15.1-26(b)(3)(D), the Commission now desires to pledge the TIF Revenues to the payment of the principal of, premium (if any), and interest on the Bonds as the same becomes due.

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 Commission hereby finds that the pledge of the TIF Revenues to the payment of principal of and interest on the Bonds to finance the Project, will help accomplish the Plan for the Economic Development Area and will promote the economic development of the City and the Economic Development Area.

2. The Commission hereby irrevocably pledges the TIF Revenues (representing the lesser of eighty percent (80%) of the Tax Increment received in the Allocation Area or the debt service due on the Bonds in such year and considering any prior year shortfalls) to the payment of principal of and interest on the Bonds in accordance with and subject to the terms and conditions of the Financing Agreement, the Project Agreement and the Indenture.

3. The Commission and the District hereby covenant that on or before one (1) business day prior to each Interest Payment Date (as defined in the Indenture), the trustee shall deposit all TIF Revenues (as received from the Controller, acting on behalf of the Redevelopment Commission) into the Bond Fund (as defined in the Indenture), but no more than shall be necessary for the payment of the principal of and interest on the Bonds on the immediately

succeeding Interest Payment Date (taking into consideration any amounts currently deposited therein), together with Annual Fees (as defined in the Indenture) coming due within the next six (6) months.

4. There are no other prior liens, encumbrances or other restrictions on the Commission's ability to pledge the TIF Revenues to the payment of the Bonds. The remaining Tax Increment not pledged by the Commission hereunder (such non-pledged Tax Increment, herein the "Surplus Tax Increment") shall be used by the Commission for any purpose permitted by law, including the release of such Surplus Tax Increment to the taxing units in the Allocation Area as provided under the Act, the funding of additional projects in the Area or to pledge the Surplus Tax Increment to additional obligations of the District.

5. So long as the Bonds remain outstanding, the Commission shall not make any further pledges of the TIF Revenues without the prior written consent of the holders of the Bonds. As set forth in Section 4, the Commission may use the Surplus Tax Increment for any purposes permitted by the Act, including making pledges thereof to obligations, without the consent of the holders of the Bonds.

6. In connection with the Project, the Commission hereby authorizes any officer of the Commission or the Department of Metropolitan Development ("DMD") to enter into a one or more project agreement and financing agreement with the Developer and/or such other entities as may be necessary, desirable or appropriate, in form and substance and on terms and conditions acceptable to such officer of the Commission or DMD, together with any and all changes as may be necessary, desirable or appropriate, which shall be evidence by such officer's execution thereof.

7. If any section, paragraph or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

8. All resolutions and orders, or parts thereof, in conflict with the provision of this Resolution, are, to the extent of such conflict, hereby repealed or amended.

9. This Resolution shall be in full force and effect immediately upon its passage and signing. The Secretary of the Commission is hereby directed to deliver a certified copy of this Resolution to the Controller of the City.

10. The Mayor, the Controller and any other officer of the City and the Commission are hereby authorized and directed, in the name and on behalf of the City, acting for and on behalf of the District, to execute and deliver such further documents and to take such further actions as such person deems necessary, desirable or appropriate to effect the purposes of this Resolution, and any such documents heretofore executed and delivered and any such actions heretofore taken, be, and hereby are, ratified and approved.

[Remainder of Page Intentionally Left Blank]

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on the 16th day of July, 2025.

METROPOLITAN DEVELOPMENT COMMISSION OF
MARION COUNTY, INDIANA, acting as the Redevelopment
Commission of the City of Indianapolis, Indiana

John J. Dillon III, President

Approved for Legal Adequacy:

Office of Corporation Counsel

By:_____

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

/s/ Scott A. Krapf
Scott A. Krapf
Frost Brown Todd LLP

This Resolution prepared by Scott A. Krapf, Frost Brown Todd LLP, 111 Monument Circle, Suite 4500, Indianapolis, Indiana 46204.

LR02314.0797642 4918-8958-0880v4

Real Estate and Economic Development
Central State Powerhouse
Demolition Services

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION No. 2025-E-022
APPROPRIATING EXPENDITURE OF TAX INCREMENT
FINANCE REVENUE FUNDS AND SECTION 108
PROCEEDS**

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana ("MDC") serves as the Redevelopment Commission of the Consolidated City Indianapolis, Indiana ("City") pursuant to I.C. 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, the Redevelopment Act permits the MDC to designate allocation areas in the District for the purposes of capturing and allocating property taxes commonly known as tax increment finance revenues ("TIF Revenues"); and

WHEREAS, by Resolution No. 2014-E-006, the MDC previously established the West Washington Street Corridor Economic Development Area ("**Project Area**,"), approved a development plan for the Project Area ("**Plan**"), amended its declaratory resolution and Plan to designate all or a portion of the Project Area as an allocation area ("**Central State Allocation Area**") for the purpose of capturing TIF Revenues, and has created an allocation fund ("**Central State Allocation Fund**") for the Project Area in to which the TIF Revenues are deposited; and

WHEREAS, related to Resolution No. 2018-C-011, the City Department of Metropolitan Development has Section 108 proceeds that can be utilized to facilitate qualifying activities that will support certain redevelopment activities on the former Central State Campus; and

WHEREAS, The City Department of Metropolitan Development ("DMD"), on behalf of the MDC, is engaging in redevelopment activities at the Central State Campus within the Project Area, including redevelopment of the building that previously served as a Powerhouse; and

WHEREAS, these redevelopment activities include necessary demolition of an accessory structure to the Powerhouse following a partial collapse of the structure; and

WHEREAS, IC 36-7-15.1-26 and IC 36-7-15.1-17 authorize the MDC to reimburse the Consolidated City for all reasonable and necessary expenses related to redevelopment of the Property; and

WHEREAS, work is required to stabilize the Powerhouse building at an anticipated cost not to exceed **\$35,000**, with work to be performed by **DENNEY EXCAVATING, INC.**, selective demolition work required for a collapsed accessory structure, including removal, disposal of materials, backfilling and seeding a portion of the basement (collectively the “**Work**”) for a total cost of **\$35,000**; and

WHEREAS, DMD is requesting the MDC to authorize the use of unobligated funds from the Central State Allocation Fund and/ or available Section 108 proceeds to reimburse the City for the Work in an amount not to exceed **\$35,000**.

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 unobligated funds on deposit in the above Central State Allocation Fund and/ or available Section 108 proceeds to reimburse the City for the Work, as described above, in an amount not to exceed **\$35,000**.
2. The City Controller is hereby authorized to disburse the moneys from the **Central State Allocation Fund** and/ or **available Section 108 proceeds** 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 16, 2025.

Approved as to legal form and adequacy:

By: Sheila Kinney

Sheila Elliott Kinney, Asst. Corp. Counsel

Date: 7/8/2025

Metropolitan Development Commission:

By: _____

John J. Dillon III, President

Date: _____

Approved as to the availability of funding:

Abigail Hanson 7-9-25

Abigail Hanson, City Controller

METROPOLITAN DEVELOPMENT COMMISSION

July 16, 2025

Case Number: 2025-CZN-814 / 2025-CVR-814

Property Address: 3043, 3451, 3511, and 3801 South Post Road, 9405, 9609, 9611, and 9931 East Troy Avenue, 3430, 3440, and 3610 Davis Road, and 9500 Vandergriff Road (Approximate Addresses)

Location: Franklin Township, Council District #20

Petitioner: Deep Meadow Ventures, LLC, by Joseph D. Calderon

Current Zoning: D-A (FF) (FW), C-4 (FF) (FW), and SU-43 (FF) (FW)

Request: Rezoning of 467.66 acres from the D-A (FF) (FW), C-4 (FF) (FW), and SU-43 (FF) (FW) districts to the C-S (FF) (FW) district for a data center campus development, and uses including light manufacturing, all research and development, utilities, agricultural uses, buildings and structures, as permitted in I-1 and office uses, as permitted in C-1. Permitted accessory uses would include utility structures, such as power substations, water towers, and overhead and underground powerlines and wastewater treatment facilities, outdoor storage, renewable energy facility, satellite dish antenna, signs, and temporary construction yard, office, or equipment storage.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building height of 75 feet (maximum 38-foot building height permitted) and no maximum front yard setback (maximum front yard setback of 85 feet permitted).

Current Land Use: Residential / Agricultural / Undeveloped

Staff Recommendations: Approval with commitments and conditions.

Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

ADDENDUM FOR JULY 16, 2025, METROPOLITAN DEVELOPMENT COMMISSION

This petition was heard by the Hearing Examiner on June 26, 2025. After a full hearing, the Hearing Examiner recommended approval of the request. Subsequently, a remonstrator filed an appeal of the Hearing Examiner's decision. A memorandum of her recommendation is attached.

ADDENDUM FOR JUNE 26, 2025, HEARING EXAMINER

This petition was continued for cause from the June 12, 2025 hearing to the June 26, 2025 hearing at the request of the petitioner's representative and staff to allow the petitioner additional time provide supplementary information for review.

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A Traffic Impact study (TIS) was submitted to DPW at the end of day Friday, June 13th. Comments have not been provided by DPW regarding the traffic impact study nor has there been any commitment language drafted regarding the results of the study.

The TIS notes the following recommendations:

Post Road & Site Access:

- o Provide northbound and southbound left-turn lanes. Provide a northbound right-turn lane upon 2031 Construction traffic conditions.
- o The access associated with the proposed development should comply with the City of Indianapolis's construction standards.

Post Road & Commercial Drive:

- o Provide a southbound left-turn lane upon 2033 No Build conditions.

Post Road & I-74 WB Ramp:

- o Provide a northbound left-turn lane upon 2033 No Build conditions.

Post Road & I-74 EB Ramp:

- o Provide a southbound left-turn lane upon 2033 No Build conditions.

Post Road & Atlantis Drive:

- o Provide northbound and southbound left-turn lanes at the intersection upon 2027 No Build conditions. Provide a southbound right-turn lane upon 2027 No Build conditions.

Staff continues to recommend approval of the rezoning and variance requests subject to commitments and conditions as outlined in the June 12, 2025 staff report that follows.

June 12, 2025

This petition was automatically continued from the April 10, 2025 hearing to the May 15, 2025 hearing at the request of a Registered Neighborhood Organization.

The petition was continued for cause from the May 15, 2025 hearing to the June 12, 2025 hearing at the request of staff to allow additional time for the petitioner to submit further information for review.

Staff was informed that the petitioner may intend to request a two-week continuance for cause from the June 12, 2025 hearing to the June 26, 2025 hearing, which staff would support. It is staff's understanding that the Registered Neighborhood Organization who filed the automatic continuance is also in agreement with a continuance. Staff is in agreement with a two-week continuance, but would prefer a continuance to the July 10, 2025 hearing.

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 (3) days prior to the MDC hearing:

1. A 40-foot half right-of-way shall be dedicated along the frontages of Troy Avenue, Davis Road, and Vandergriff Road as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-

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way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP).

2. A 59.5-foot half right-of-way shall be dedicated along the frontage of Post Road, as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP).

Staff **recommends approval** of the rezoning and variances subject to the following conditions:

1. Documentation from AES and Citizens Energy Group shall be provided confirming that the plans and proposed development has been reviewed to determine that they are able to provide the necessary services or that the petitioner will assist to provide improvements to meet the capacity.
2. The Traffic Impact Study shall be submitted for review and comment by the Department of Public Works.
3. The petitioner shall work with the division of Trails and Greenways and Department of Public Works to outline perimeter connectivity for a trail system.
4. A final C-S Statement shall be submitted to staff prior to the hearing that addresses the changes to the proposed height limitation areas, 200-foot building setbacks, and 150-foot setbacks for all other structures.

PETITION OVERVIEW

LAND USE

The 467.66-acre subject site is comprised of 13 parcels. The majority of the parcels are undeveloped agricultural land, but five (5) parcels are developed with a mix of single-family dwellings, accessory structures, cattle farm, and agricultural accessory buildings.

REZONING

The request would rezone the property from the D-A (FF) (FW), C-4 (FF) (FW), and SU-43 (FF) (FW) districts to the C-S (FF) (FW) district for a data center campus development, and uses including light manufacturing, all research and development, utilities, agricultural uses, buildings and structures, as permitted in I-1 and office uses, as permitted in C-1. Permitted accessory uses would include utility structures, such as power substations, water towers, and overhead and underground powerlines and wastewater treatment facilities, outdoor storage, renewable energy facility, satellite dish antenna, signs, and temporary construction yard, office, or equipment storage.

The D-A district holds the agricultural lands of Marion County and provides for a variety of agricultural uses. It is intended to provide for animal and poultry husbandry, farming, cultivation of crops, dairying, pasturage, floriculture, horticulture, viticulture, apiaries, aquaculture, hydroponics, together with necessary, accompanying accessory uses, buildings, or structures for housing, packing, treating, or storing said products; or lands devoted to a soil conservation or forestry management program. A single-

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family dwelling is intended to be permitted as a part of such agricultural uses. A secondary provision of this district is large estate development of single-family dwellings. This district fulfills the very low-density residential classification of the Comprehensive General Land Use Plan. This district does not require public water and sewer facilities.

The C-4 District is designed to provide for the development of major business groupings and regional-size shopping centers to serve a population ranging from a community or neighborhoods to a major segment of the total metropolitan area. These centers may feature a number of large traffic generators such as home improvement stores, department stores, and theatres. Even the smallest of such freestanding uses in this district, as well as commercial centers, require excellent access from major thoroughfares. While these centers are usually characterized by indoor operations, certain permitted uses may have limited outdoor activities, as specified.

The SU-43 district only permits the use of power transmission lines.

The Special Commercial district (C-S) is established for the following purposes:

1. To encourage:
 - i. A more creative approach in land planning.
 - ii. Superior site and structural design and development.
 - iii. An efficient and desirable use of open space.
2. To provide for a use of land with high functional value.
3. To assure compatibility of land uses, both within the C-S district and with adjacent areas.
4. To permit special consideration of property with outstanding features, including, but not limited to, historical, architectural, or social significance, unusual topography, landscape amenities, and other special land characteristics.
5. To provide maximum adaptability and flexibility in zoning and development controls to meet the changing and diverse needs of the metropolitan area.

The C-S District is designed to permit, within a single zoning district, multi-use commercial complexes or land use combinations of commercial and noncommercial uses, or single-use commercial projects. The primary objective of this district is to encourage development which achieves a high degree of excellence in planning, design, or function, and can be intermixed, grouped, or otherwise uniquely located with maximum cohesiveness and compatibility. The district provides flexibility and procedural economy by permitting the broadest range of land use choices within a single district, while maintaining adequate land use controls. The C-S District can include high-rise or low-rise developments, can be applied to large or small land areas appropriately located throughout the metropolitan area, and can be useful in areas of urban renewal or redevelopment.

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

VARIANCE OF DEVELOPMENT STANDARDS

The grant of the request would allow for a building height of 75 feet and no maximum front yard setback.

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Per Table 744-201-3, the C-S district in the Metro Context area has a maximum building height of 35 feet along transitional yards. Buildings and structures height along a transitional yard may increase one foot per one foot of additional side setback up to 45 feet.

Fronts along primary thoroughfares have a maximum of 85 feet from the proposed right-of-way or existing right-of-way, whichever is greater. Fronts along freeways do not have a maximum setback.

FLOODWAY / FLOODWAY FRINGE

This site has a secondary zoning classification of a Floodway (FW) and Floodway Fringe (FF). The Floodway (FW) is the channel of a river or stream, and those portions of the floodplains adjoin the channels which are reasonably required to efficiently carry and discharge the peak flood flow of the base flood of any river or stream. The Floodway Fringe (FF) is the portion of the regulatory floodplain that is not required to convey the 100-year frequency flood peak discharge and lies outside of the floodway.

The purpose of the floodway district is to guide development in areas identified as a floodway. The Indiana Department of Natural Resources (IDNR) exercises primary jurisdiction in the floodway district under the authority of IC 14-28-1.

The designation of the FF District is to guide development in areas subject to potential flood damage, but outside the Floodway (FW) District. Unless otherwise prohibited, all uses proposed in the C-S are permitted, subject to certain development standards of the Flood Control Secondary Zoning Districts Ordinance.

DEPARTMENT OF PUBLIC WORKS

The Department of Public Works, Traffic Engineering Section, has requested the dedication and conveyance of a 40-foot half right-of-way along Troy Avenue, Davis Road, and Vandergriff Road and 59.5-foot half right-of-way along Post Road. This dedication would also be consistent with the Marion County Thoroughfare Plan.

A Traffic Impact Study was requested by the Department of Public Works. To staff's knowledge, this study has yet to be submitted. If it was submitted to DPW, then staff is unaware of any findings proposed within the study at this time.

Therefore, staff requests that Traffic Impact Study be submitted for review and comment by the Department of Public Works.

STAFF ANALYSIS

The site falls within multiple land use typologies of the Comprehensive Plan with the majority being non-residential recommendations that include light industrial, office/industrial mixed-use, and regional commercial that make up more than half of the site on the western end. The eastern portion of the site notes rural or estate neighborhood typology. There are other typologies that make up a small fraction of the site which are floodway and linear park recommendation.

With regards to the Comprehensive Plan recommendations, as a whole staff determined that the proposed uses would be compatible with the uses recommended in the light industrial, office/industrial mixed-use, and regional commercial recommendations. Because a data center in particular is not called out in the Comprehensive Plan, staff has the flexibility to make the interpretation where the use would be appropriate based on size of the property, proposed layout of the development, and the context of the surrounding area.

Due to the site's proximity to I-74 and the entrance and exit ramps, it would be a prime location for access to the facility. As proposed, the entrance to the site would be off Post Road which already has truck traffic for the adjacent industrial and commercial uses located along this primary arterial street.

C-S STATEMENT

The C-S Statement proposes a variety of uses to be permitted within this C-S district. Little is mentioned regarding landscaping, but the landscape plan would be subject to Administrative Approval due to the C-S zoning district and the review would reflect the landscape details included in this report.

Permitted sign types are mentioned and would ultimately need to meet the Sign Regulations of the Ordinance when submitted for Administrative Approval. The site plan provided is a Concept Plan and the final site and development plan will be submitted for Administrative Approval.

Staff requests that a final C-S Statement be submitted prior to the hearing to note the changes in the proposed height limitation areas, 200-foot building setbacks, and 150-foot setbacks for all other structures.

NOISE

Staff was informed that an initial noise study was completed for the project and resulted in a 63 dBA level at the property line under peak operation conditions which would be the hottest day of the year with all servers being utilized. A copy of this study was not submitted to the case file.

The petitioner proposed a commitment that the maximum noise level at the property line once fully operational shall not exceed 65 decibels, except for emergency use of generators or periods of testing emergency generators.

WATER

Staff was informed that the site would be planned to utilize two to three million gallons of water. According to the petitioner's representative, Citizens Energy Group has indicated the required volume of water is available to the project on a max day (hottest day of the year and all computing equipment being utilized).

A letter or memorandum from Citizens Energy Group has not been provided to staff confirming this information. Therefore, staff would request that documentation from Citizens Energy Group be provided confirming that the plans and proposed development have been reviewed to determine that they are able

to provide the necessary services or that the petitioner will assist to provide improvements to meet the capacity.

ELECTRICITY

AES is the power company that will provide electricity to the project site. Staff was informed that AES has helped identify and evaluate the site for feasibility. They are working to determine how much electrical power is needed and working to ensure the site can be supplied.

A letter or memorandum from AES has not been provided to staff confirming whether the project is feasible. Therefore, staff would request that documentation from AES be provided confirming that the plans and proposed development have been reviewed to determine that they are able to provide the necessary services or that the petitioner will assist to provide improvements to meet the capacity.

LINEAR PARK

There is a linear park recommendation of the Comprehensive Plan that should be considered and incorporated into the site design layout. The Southeast Trail is proposed through the Indy Greenways Full Circle Master Plan, Part One (2014).

The client has committed to keeping the land between Ficher Ditch and Troy Avenue as open space and working with the City of Indianapolis DPW Trails and Greenways to accommodate a portion of the Southeast Trail through the portion of the site between Ficher Ditch and Troy Avenue.

However, Staff would request further discussions occur between both parties to outline perimeter connectivity for a trail system since only proposing a section along Troy Avenue would ultimately hinder possible connections to this section of the trail preventing the planned trail from coming to fruition.

STREAM PROTECTION CORRIDOR

The site has two (2) Stream Protection Corridors that run along Ficher Ditch on the north section of the site and Miller Ditch on the south section the site. Both named ditches require 50-foot-wide corridors in the Metro Context area measured parallel to the top of bank on both sides.

The following activities are permitted within the Stream Protection Corridor:

- a. Flood control structures.
- b. Residential support facilities and recreational facilities, such as trail or hiking paths, docks, picnic shelter, scenic overlook, provided however the cumulative area of subsections b. and c. activities does not exceed 10% of the Stream Protection Corridor area on the lot.
- c. Minor residential features, decks associated with an individual dwelling unit, mini- barns or sheds that are 200 square feet or less and are not on a permanent foundation, provided however the cumulative area of subsections b. and c. activities does not exceed 10% of the Stream Protection Corridor area on the lot.
- d. Passive uses such as wildlife sanctuaries, nature preserves, forest preserves, fishing areas, and public and private parkland.

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- e. Crossings, subject to the following, and as approved by the Administrator:
1. Road or railroad crossings, with the right-of-way the minimum width needed to allow for maintenance access and installation and with the angle of the crossing to be perpendicular to the stream. In the case of proposed development or modification to existing development, there shall be one stream crossing per development project, to be no closer than 1000 feet to any other crossing.
 2. Intrusions necessary to provide access to a property provided that the angle of crossing is perpendicular to the stream in order to require less buffer clearing.
 3. Public sewer or utility easement crossings, including such land disturbance and impervious cover as is necessary for operation and maintenance, including, but not limited to, manholes, vents, and valve structures.
 4. Livestock crossings.

Disturbances in the Stream Protection Corridor. Any tree or vegetation removal must be replaced with native species of shade trees and shrubs at the rate of one shade tree and 4 large shrubs per 1,000 square feet of disturbed area.

The site plan notes the only disruptions to these corridors would be the road crossings which are proposed.

BUILDING HEIGHT

A Rezoning Height Exhibit was submitted to indicate the area on site that would allow for the 75-foot maximum building height and an area that indicates 50-foot maximum building heights with 65-foot maximum equipment height for water tanks and cooling equipment.

Actual renderings of the anticipated buildings have not been provided, but an example rendering was submitted and included in this report.

Because the plan calls for a 150-foot landscape buffer zone, with an additional 50-foot building setback for a total minimum setback of 200 feet in addition to the proposed 10- to 15-foot-tall mounds with deciduous trees and six-foot tall evergreen trees to be installed within the first phase of development, the height variance request is supportable.

ADDITIONAL ITEMS

Staff requested that the existing above ground utilities be buried with the development of the site, to which the petitioner's representative confirmed they would work with the owners of the existing utilities to facilitate burial of existing overhead utility lines where feasible.

The amended site plan notes the location of a, an ornamental security fence and another area for a security fence. Based on information relayed to staff, there will be a 4-foot ornamental fence along the perimeter of the site, an 8-foot-tall decorative security fence at the main entrance, an 8-foot-tall anti-climb security fence, an 8-foot-tall black coated chain link fence around the storm water management basins, and an 8-foot tall, barbed wire fence around the electrical substations. The petitioner should be aware

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that the maximum fence height for the C-S district is 3.5 feet in the front yard and six (6) feet in the side and rear yards. Additionally, barbed wire is prohibited. Variances would need to be sought to exceed the height limitations and for the inclusion of barbed wire. Staff would not support the barbed wire proposal.

CONCLUSION

Staff is recommending approval of the rezoning and variance request subject to two (2) right-of-way dedication commitments and four (4) conditions as indicated previously regarding documentation from AES and Citizens Energy Group to be provided to staff confirming that they will be able to provide the necessary services or that the petitioner will assist to provide improvements to meet the capacity, the traffic impact study shall be submitted for review and comment by the Department of Public Works, the petitioner to work with Trails and Greenways and DPW to outline perimeter connectivity for a trail system, and for the submittal of a final C-S Statement prior to the hearing that addresses the changes to the proposed height limitation areas, 200-foot building setbacks, and 150-foot setbacks for all other structures.

GENERAL INFORMATION

Existing Zoning	D-A (FF) (FW), C-4 (FF) (FW), and SU-43 (FF) (FW)	
Existing Land Use	Residential / Agricultural / Undeveloped	
Comprehensive Plan	Light Industrial, Office/Industrial Mixed-Use, Regional Commercial, Rural or Estate Neighborhood, Floodway, and Linear Park.	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: D-A	Residential / Agricultural
	South: D-A / C-5	Residential / Commercial
	East: D-A / D-2 / D-P / SU-43	Residential / Transmission Easement
	West: SU-1 / C-S / C-4 /	Church / Industrial / Commercial
Thoroughfare Plan		
Post Road	Primary Arterial Street	119-foot proposed right-of-way and 50-foot existing right-of-way.
Troy Avenue	Primary Collector Street	80-foot proposed right-of-way and 40-foot existing right-of-way.
Davis Road	Primary Collector Street	80-foot proposed right-of-way and 45-foot existing right-of-way.
Vandergriff Road	Primary Collector Street	80-foot proposed right-of-way and 30-foot existing right-of-way.
I-74	Freeway	205-foot existing right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	Yes	
Overlay	Yes	

Wellfield Protection Area	No
Site Plan	March 5, 2025
Site Plan (Amended)	May 29, 2025
Elevations	May 29, 2025
Elevations (Amended)	N/A
Landscape Plan	N/A
Findings of Fact	February 26, 2025
Findings of Fact (Amended)	N/A
C-S/D-P Statement	February 26, 2025

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)
- Indy Greenways Full Circle Master Plan, Part One (2014).
- Indy Moves Transportation Integration Plan (2018)

Pattern Book / Land Use Plan

- The Comprehensive Plan recommends light industrial, office/industrial mixed-use, regional commercial, rural or estate neighborhood, floodway, and linear park 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.
- **Light Industrial Uses**
 - 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.
- The Office/Industrial Mixed-Use (Business Park) typology is intended to provide for light industrial, distribution, and office uses conducted within enclosed structures and unlikely to create emissions of light, odor, noise, or vibrations. The typology is characterized by groups of buildings within office/warehouse parks. Examples of typical uses include warehousing, wholesaling, research and development facilities, testing and evaluation facilities, offices, education resource centers,

assembly of high technology products, and conference centers. Industrial or truck traffic should be separated from local/ residential traffic in this typology.

- **Conditions for All Land Use Types**
 - Master-planned developments in excess of 2 acres should include pedestrian amenities for passive and active recreation internal to the development.
- **Light Industrial Uses**
 - 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.
- **Research and Production of High-Technology or Biotechnology Related Goods**
 - Recommended without additional conditions.
- **Offices**
 - Recommended without additional conditions.
- The Regional Commercial typology provides for general commercial, and office uses that serve a significant portion of the county rather than just the surrounding neighborhoods. Uses are usually in large freestanding buildings or integrated centers. Typical examples include shopping malls, strip shopping centers, department stores, and home improvement centers.
- **Conditions for All Land Use Types**
 - All land use types except small-scale parks in this typology must have adequate municipal water and sanitary sewer.
 - All development should include sidewalks along the street frontage.
- **Large-Scale Offices**
 - Pedestrian connections between buildings should be provided.
 - Street connections to perimeter roads should be provided.
- The Rural or Estate Neighborhood typology applies to both rural or agricultural areas and historic, urban areas with estate-style homes on large lots. In both forms, this typology prioritizes the exceptional natural features – such as rolling hills, high quality woodlands, and wetlands – that make these areas unique. Development in this typology should work with the existing topography as much as possible. Typically, this typology has a residential density of less than one dwelling unit per acre unless housing is clustered to preserve open space.
- The Floodway category delineates areas that exhibit a great potential for property loss and damage from severe flooding, or for water quality degradation. No development should occur within the floodway. Nonconforming uses currently within a floodway should not be expanded or altered.
- The Environmentally Sensitive Areas (ES) Overlay is intended for areas containing high quality woodlands, wetlands, or other natural resources that should be protected. The purpose of this overlay is to prevent or mitigate potential damage to these resources caused by development. This overlay is also appropriate for areas that present an opportunity to create a new environmental asset. This overlay is not intended for the preservation of open space.
- When located in Environmentally Sensitive Areas the following uses are removed from the recommendations: light industrial uses and research and production of high-technology or biotechnology related goods.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

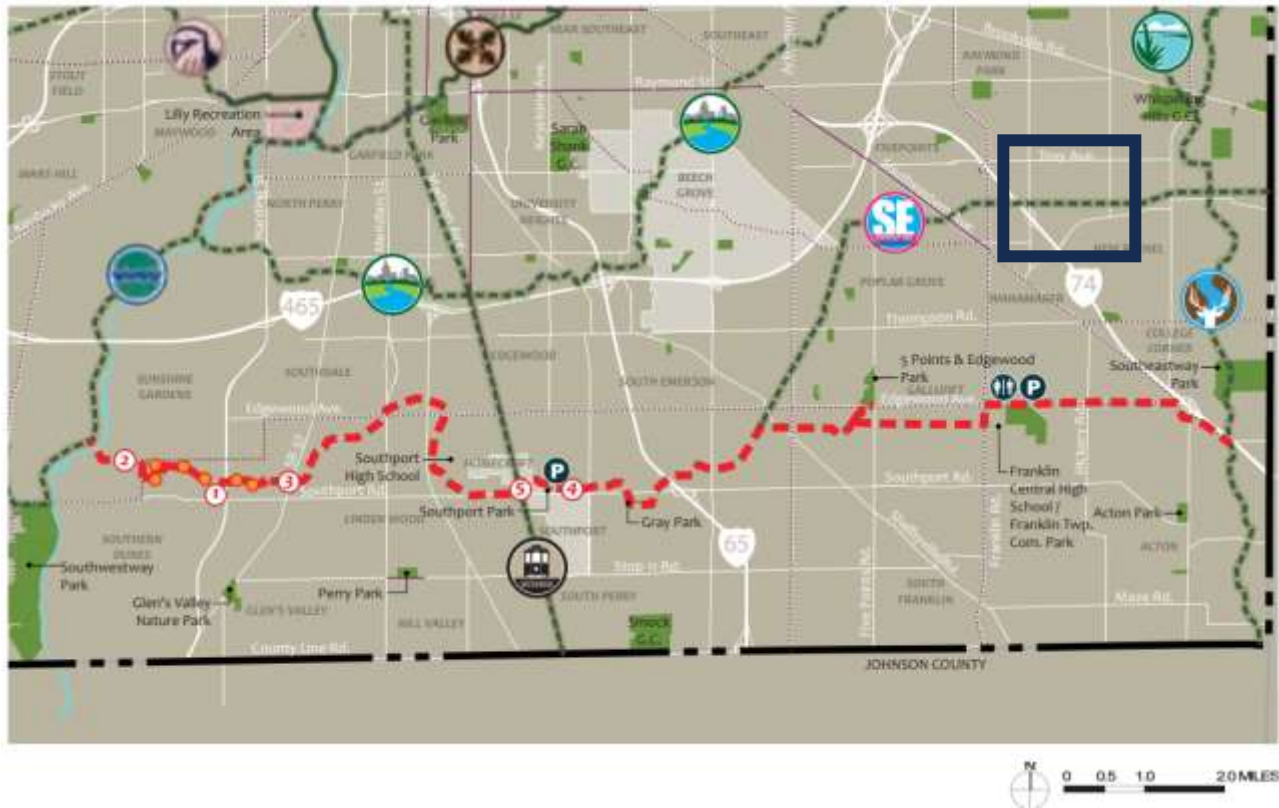
Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

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

- The site falls within the Indy Greenways Full Circle Master Plan, Part One (2014) and Indy Moves Transportation Integration Plan (2018).
- A multi-use path is proposed along Post Road from Hanna Avenue to the Pennsy Trail.
- A greenway, specifically the Southeast Trail is proposed through the subject site. At this point, the route shares the overhead utility easement with the Southeast Trail for 0.8 miles, extending northeast to the intersection of Edgewood and Shelbyville Road.



SOUTHEAST TRAIL PROPOSAL

ZONING HISTORY

Zoning History – Site

2015-ZON-078; 3511 South Post Road (subject site), Rezoning of 38 acres from the C-4 district to the I-2-S classification to provide for a distribution facility, **withdrawn**.

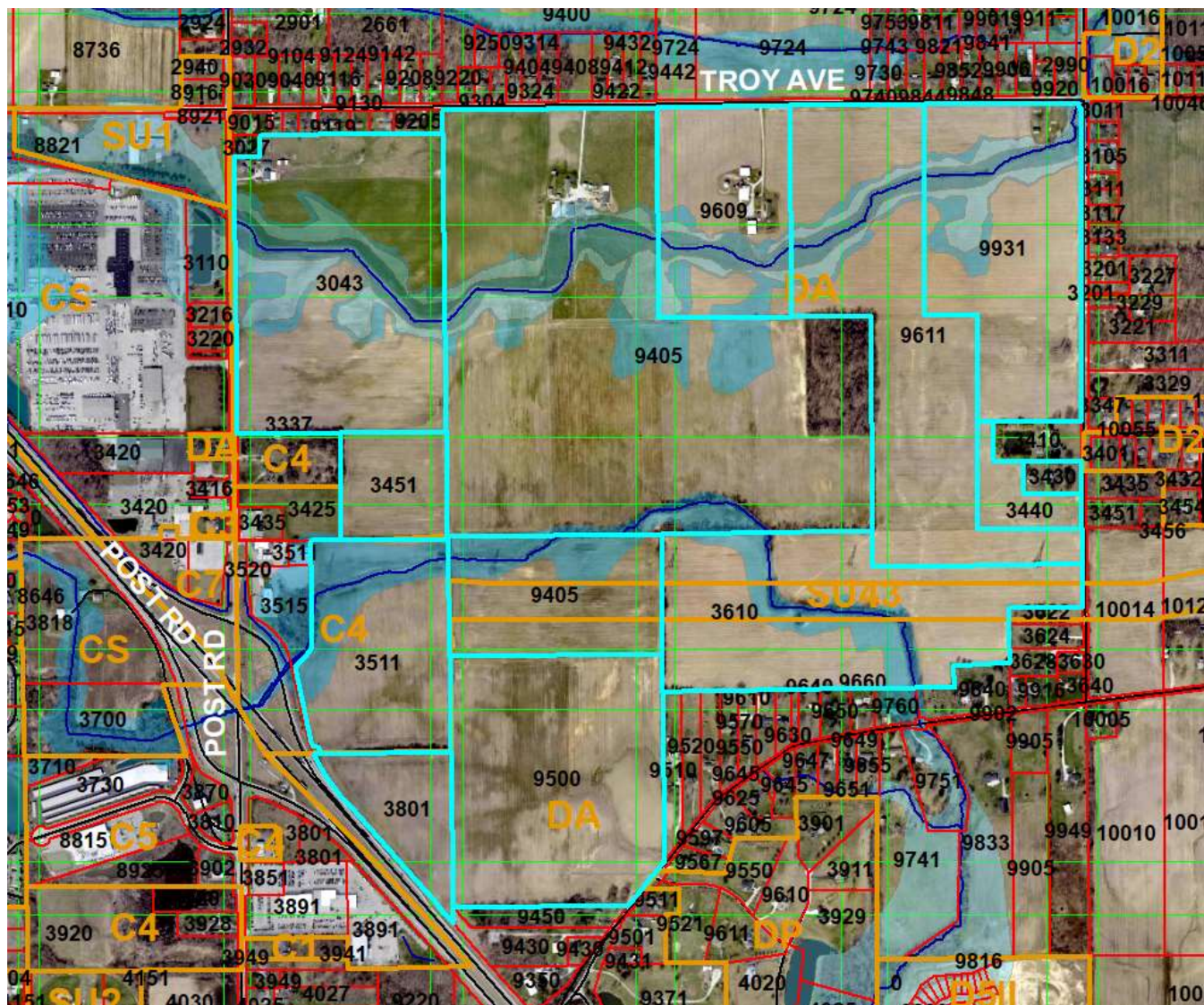
2005-ZON-181; 3801 South Post Road (subject site,) Rezoning of 11.13 acres, being in the D-A District, to the C-4 classification to provide for community-regional commercial uses, **withdrawn**.

2000-ZON-009; 3513 South Post Road, (subject site) Rezoning of 37.982 acres from C-4 and D-A to C-S, to provide for C-4 and C-6 uses and light and medium industrial uses, **withdrawn**.

90-Z-13; (south of site), Rezoning of 40.59 acres from D-A to C-4, **approved**.

61-Z-101; (subject site), Rezoning from the A-2, R-3, and B-4 to classification special use (43) – Electric power transmission tower lines of a strip of land one hundred and fifty feet in width for an electric transmission tower line extending from a Station Site of Indianapolis Power & Light Company, located adjacent to Hanna Avenue and the New York Central Railroad in Section 26, in generally Easterly direction through Franklin Township, consisting of three long East-West tangents connected by two short diagonals in Section 26, 25, 30, 29, 28, and 27, to the Hancock County line about 1 ½ miles south of the County Home, **approved**.

EXHIBITS



AERIAL WITH FLOOD PLAINS

MEMORANDUM OF EXAMINER'S DECISION

2025-CZN/CVR-814

**Various addresses, S. Post, Davis, and
Vandergriff Roads, and E. Troy Avenue**

The petitions request the rezoning of 467.66 acres from the D-A (FF)(FW), C-4 (FF)(FW), and SU-43 (FF)(FW) districts to the C-S (FF)(FW) district to permit development of a data center campus along with certain uses permitted in the I-1 and C-1 districts and certain accessory uses, and variances of development standards to permit a building height of 75 feet and no maximum front yard setback.

Your Hearing Examiner visited the site prior to the hearing and noted that the majority of it is used for agricultural uses with associated accessory buildings and some residences. Commercial development is west of the site at the interchange of Post Road with I-74, and the majority of the residences abutting the site are on lots fronting on surrounding streets, with much of the surrounding property zoned D-A.

The petitioner's representative described the planning and detail that went into developing the concept for this site. There were numerous meetings with the Franklin Township Civic League, the City-County Councillor, neighbors, and staff, in addition to AES and Citizens Energy. Because the Comp Plan recommends light industrial or office industrial mixed use for the majority of the site, the proposed data center campus conforms to the recommendation, and would be a low traffic generator. Petitioner has agreed to 35 commitments at the request of neighbors and staff, including commitments to upsize water and sanitary sewers, increase setbacks and transitional yards, traffic study improvements, impose lighting standards, provide a multi-use path, limit noise, limit location of buildings 75 feet tall, and to plan share. Based on these commitments, the Franklin Township Civic League provided a letter of support.

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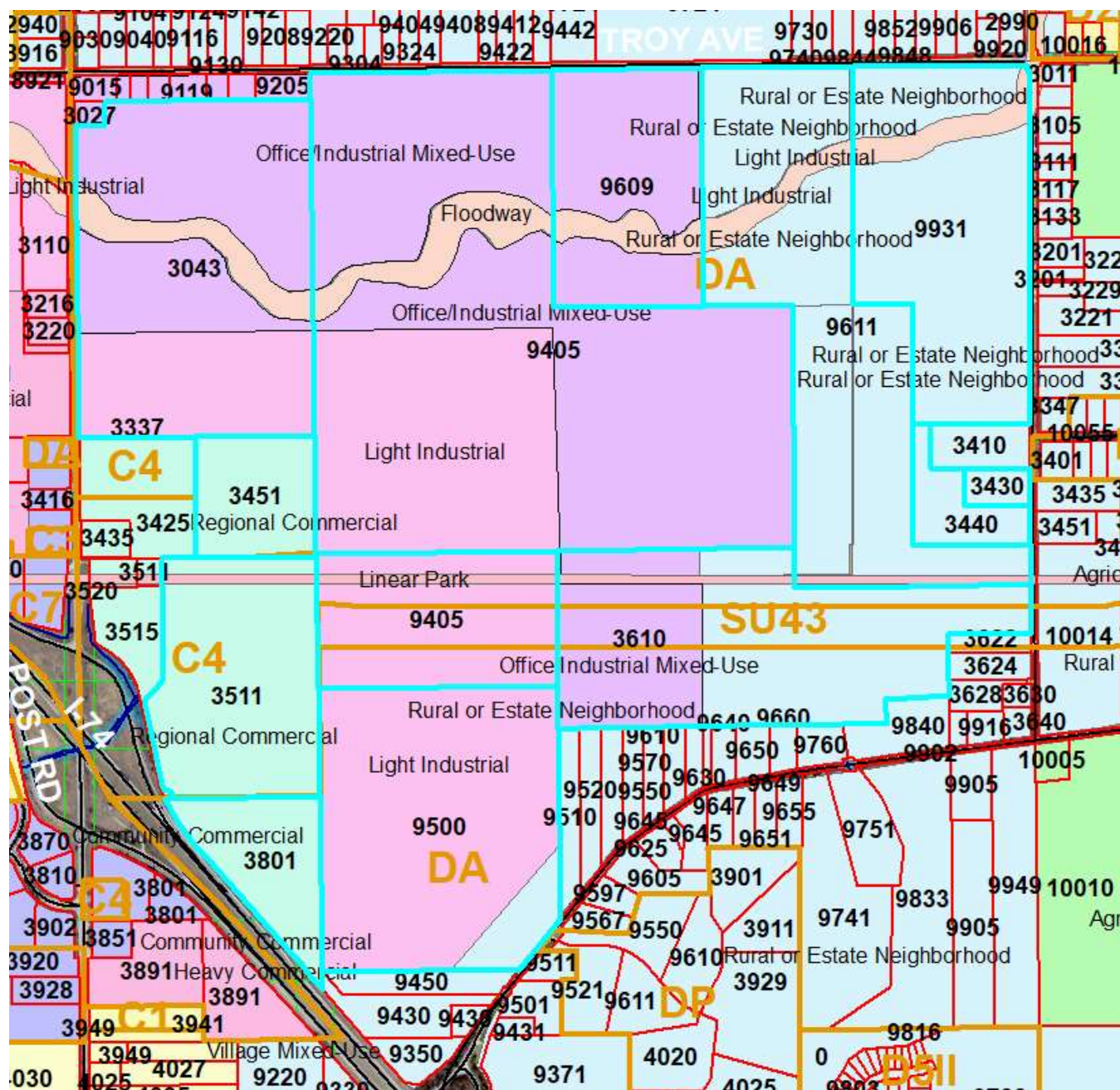
About 20 remonstrators attended the hearing, and several of them spoke. Primary concerns expressed included noise, water contamination, increase in utility costs, carbon emissions, increase in property taxes, and impact on wildlife. An online petition was submitted with reportedly 3,000 signatures, although your Hearing Examiner noted that some signatures were from other cities, states, and countries. The City-County Councillor also spoke in opposition, echoing the concerns of neighbors as well as questioning if the development would support local schools and wondering about tax abatements.

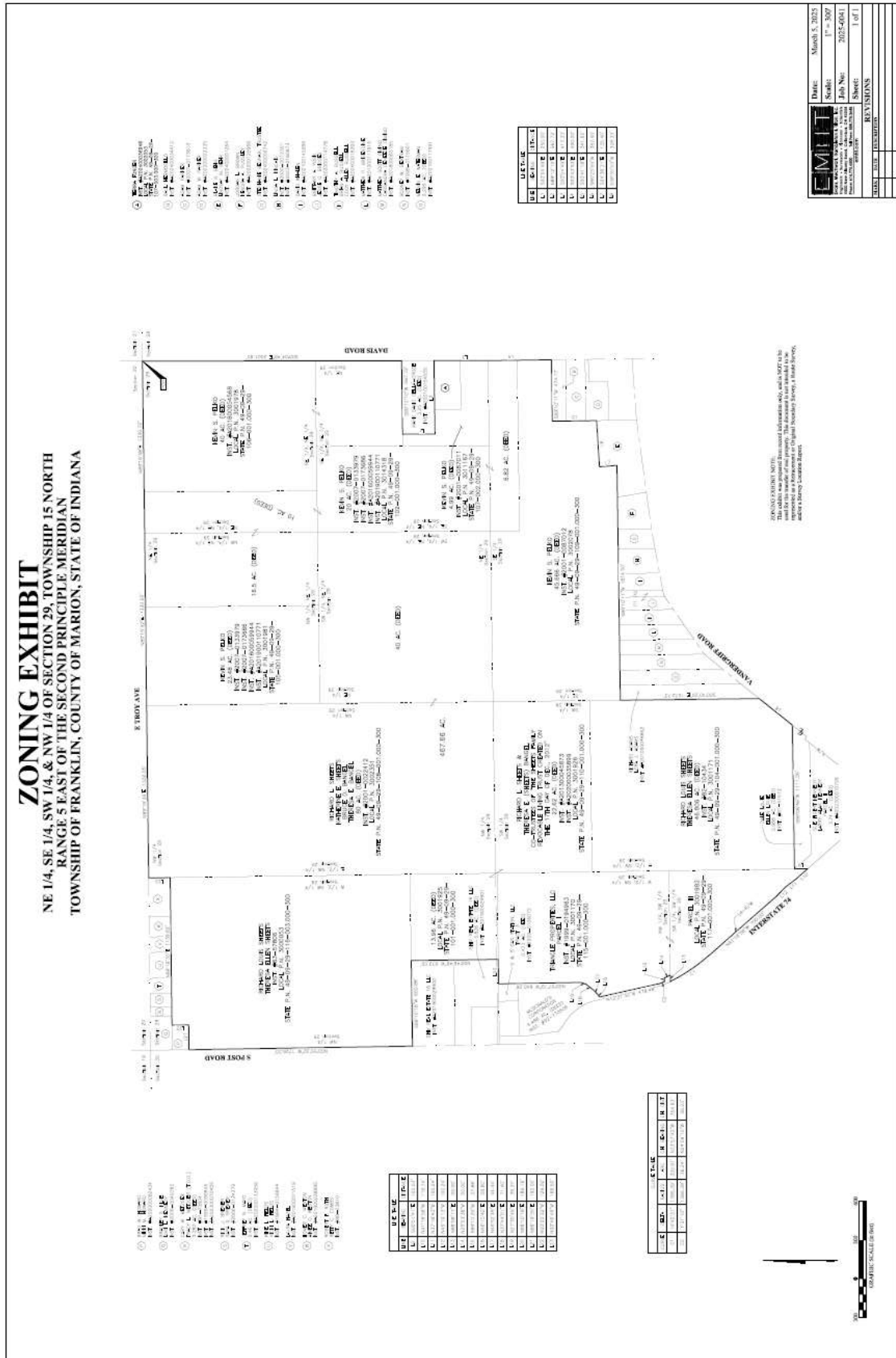
Staff reiterated many of the points made in its thorough written report. Staff stated that the proposal meets all of the requirements and intentions of a C-S zoning district, and conforms with the Comp Plan recommendation.

Your Hearing Examiner appreciates the time and effort that have been devoted to these companion petitions by the petitioner, remonstrators, neighborhood associations, political leaders, and staff. The magnitude and significance of the proposed development warrants the attention given to it. In your Hearing Examiner's opinion, the proposed development does meet the intentions of the Comp Plan, and the commitments proposed ensure that this transformative project will minimize any potential negative impacts. Approval of these petitions was recommended.

For Metropolitan Development Commission Hearing on July 16, 2025

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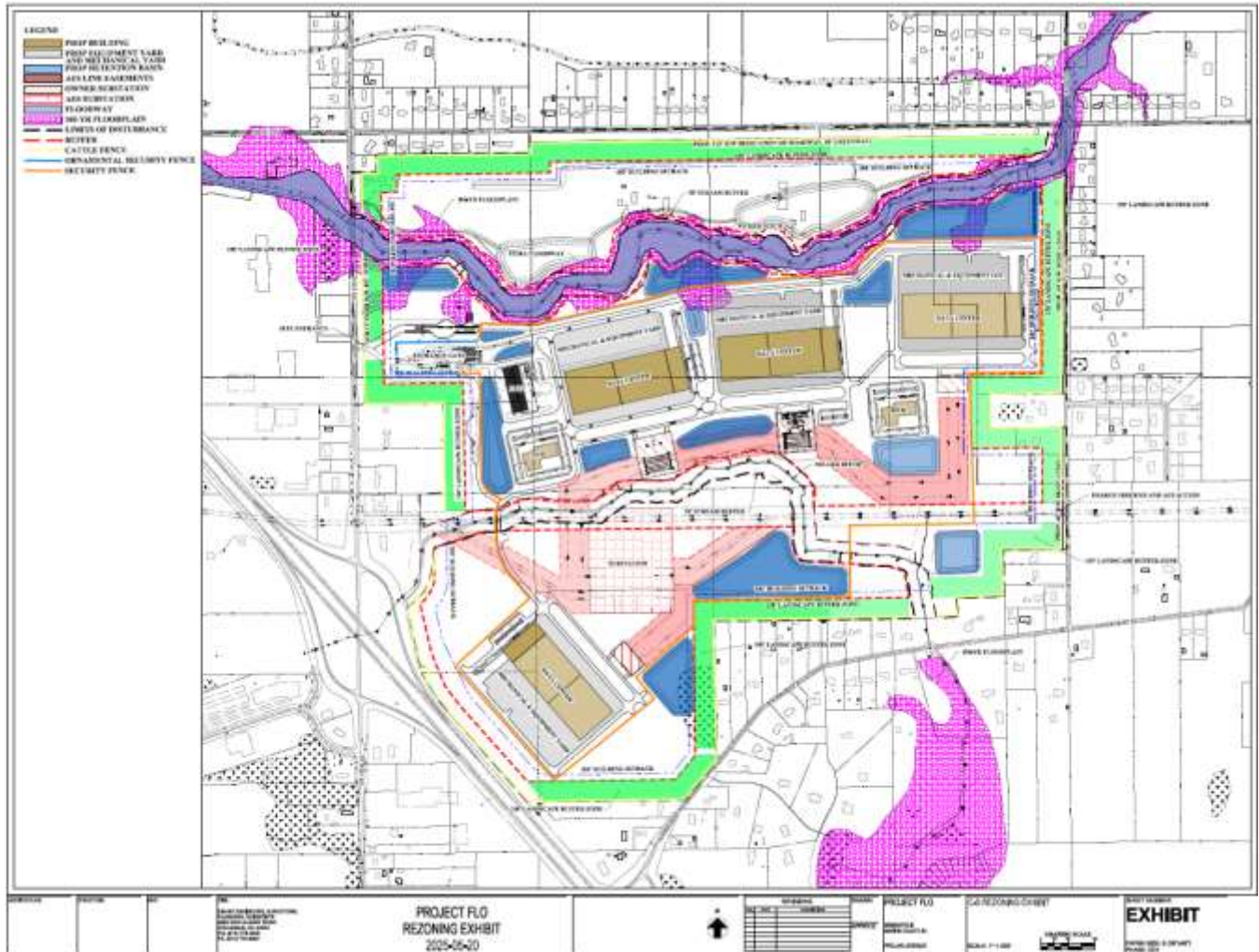
LEGEND

- PROPERTY LINE
- EQUIPMENT YARD AND RETENTION BASIN
- RETENTION BASIN
- EASEMENT
- ADJ. SUBMIT AREA
- PROJECT FLO DRAINAGE SYSTEM
- OVERALL PROJECT BOUNDARY

PROJECT FLO REZONING EXHIBIT
2025-03-05

EXHIBIT

35



AMENDED SITE PLAN



Department of Metropolitan Development
Division of Planning
Current Planning



REZONING HEIGHT EXHIBIT



Troy Road Greenway Commitment





Department of Metropolitan Development
Division of Planning
Current Planning

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:

the proposed project is to be developed as an integrated campus and due to the large amount of acreage involved and the presence of
certain ditches/streams, enhanced setbacks are required. Additionally, there are technological requirements that may require certain
buildings / structures to exceed the forty-five (45) foot height limitation.

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:

there will be adequate setbacks and landscaped berms which will mitigate the setback and height variances requested.

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

the C-S zoning designation is ideally suited for projects such as the data center campus proposed, but the forty-five (45) foot maximum
height limited is inappropriate for industrial / utility type uses, and the maximum setback is inappropriate for a large, multi-building facility
located on significant acreage.

DECISION

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

Adopted this _____ day of _____, 20 ____

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C-S Development Statement

Introduction: Petitioner, Deep Meadow Ventures LLC, seeks to rezone approximately 465.9 acres of property commonly known as 3043 South Post Road, 9405, 9611 and 9931 East Troy Avenue, 3430 Davis Road, and 9440 and 9500 Vandergriff Road (the “Subject Property”) as shown on the conceptual site development plan attached hereto as Exhibit “A” (“Concept Plan”), in order to facilitate initial development of the Subject Property for a data center campus.

Zoning: The Subject Property is currently zoned D-A, SU-43, and C-4 as more particularly set forth in the City of Indianapolis Consolidated Zoning and Subdivision Ordinance last updated May 8, 2023 (“Zoning Ordinance”). Because Petitioner’s proposed use of the Subject Property is not adequately defined in the Zoning Ordinance, it is proposing a C-S zoning.

Proposed Permitted Primary Uses of the Subject Property as described and defined in the Zoning Ordinance shall be as follows:

- 1) “Data Center”, which shall mean “A centralized location for storing and managing large volumes of digital data, which includes, but is not limited to, a physical facility that houses critical computing and networking equipment, including servers, storage systems, and network infrastructure, and ancillary uses such as, but not limited to, office spaces, warehousing for data center accessory equipment and materials and storage in bulk for data center accessory equipment and materials.”
- 2) “Light Manufacturing”, all “Research and Development”, “Utilities”, “Agricultural Uses, “Buildings and Structures”, as permitted in the I-1 zoning district.
- 3) “Office” uses, as permitted in the C-1 zoning district.

Permitted Accessory Uses of the Subject Property shall include the following:

- 1) Utility structures, including, but not limited to, power substations, water towers, and overhead and underground powerlines, and wastewater treatment facilities.
- 2) Outdoor Storage (limited to construction of permitted buildings and structures, and outside of construction, limited to areas shown on the Concept Plan).
- 3) Renewable Energy Facility, Solar or Geothermal.
- 4) Satellite Dish Antenna.
- 5) Sign(s).
- 6) Temporary Construction Yard, Office, or Equipment Storage.

Development Standards:

Petitioner hereby incorporates the Lot and Building Dimensions for properties in the C-S zoning district set forth in Chapter 744; Art. II, Section 01.C, Table 744-201-3 of the Zoning Ordinance, except that (i) the maximum building height shall be seventy five feet (75’); and (ii) there shall be

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no maximum setback from proposed right of way required, subject to approval of variances for said standards.

Landscaping plans are not yet fully developed as the site has not been fully engineered or site planned; however, the landscaping plans for each building or project phase shall be consistent with the Concept Plan and tendered for Administrative Approval prior to obtaining an Improvement Location Permit.

Signs:

The following sign types shall be permitted on the Subject Property:

- 1) Pylon or Monument Sign (not to exceed ten (10) feet in height and no more than two (2) total).
- 2) Wall Signs, Awning, Canopy and Window Signs.
- 3) Incidental, Temporary, and Other Signs as would otherwise be permitted in a commercial zoning district.

A sign program shall be developed and tendered for Administrative Approval prior to obtaining an Improvement Location Permit.

Phasing of Development:

The project may be developed as generally shown on the Concept Plan; provided, however, prior to applying for an Improvement Location Permit, a final site and development plan shall be tendered for Administrators Approval. Nothing contained in this C-S Statement or shown on the Concept Plan shall preclude or restrict the number or configuration of buildings and structures which may be located on the Subject Property, so long as the standards contained in this C-S Statement are met.

AMENDED C-S STATEMENT

C-S Development Statement

Introduction: Petitioner, Deep Meadow Ventures LLC, seeks to rezone approximately 467.6 acres of property commonly known as 3043 South Post Road, 9405, 9611 and 9931 East Troy Avenue, 3430 Davis Road, and 9440 and 9500 Vandergriff Road (the "Subject Property") as shown on the conceptual site development plan attached hereto as Exhibit "A" ("Concept Plan"), in order to facilitate initial development of the Subject Property for a data center campus.

Zoning: The Subject Property is currently zoned D-A, SU-43, and C-4 as more particularly set forth in the City of Indianapolis Consolidated Zoning and Subdivision Ordinance last updated January 8, 2025 ("Zoning Ordinance"). Because Petitioner's proposed use of the Subject Property is not adequately defined in the Zoning Ordinance, it is proposing a C-S zoning.

Proposed Permitted Primary Uses of the Subject Property as described and defined in the Zoning Ordinance shall be as follows:

- 1) "Data Center", which shall mean "A centralized location for storing and managing large volumes of digital data, which includes, but is not limited to, a physical facility that houses critical computing and networking equipment, including servers, storage systems, and network infrastructure, and ancillary uses such as, but not limited to, office spaces, warehousing for data center accessory equipment and materials and storage in bulk for data center accessory equipment and materials."
- 2) "Light Manufacturing", all "Research and Development", "Utilities", "Agricultural Uses, "Buildings and Structures", as permitted in the I-1 zoning district.
- 3) "Office" uses, as permitted in the C-1 zoning district.

Permitted Accessory Uses of the Subject Property shall include the following:

- 1) Utility structures, including, but not limited to, power substations/power generators (for emergency back-up power use) underground and above ground fuel tanks, water towers, and overhead and underground powerlines, and wastewater treatment facilities.
- 2) Outdoor Storage (limited to construction of permitted buildings and structures, and outside of construction, limited to areas shown on the Concept Plan).
- 3) Renewable Energy Facility, Solar or Geothermal.
- 4) Satellite Dish Antenna.
- 5) Sign(s).
- 6) Temporary Construction Yard, Office, or Equipment Storage.

Development Standards:

Petitioner hereby incorporates the Lot and Building Dimensions for properties in the C-S zoning district set forth in Chapter 744; Art. II, Section 01.C, Table 744-201-3 of the Zoning Ordinance.

AMENDED C-S STATEMENT (Continued)

except that (i) the maximum building and accessory structure height shall be seventy five feet (75'); and (ii) there shall be no maximum setback from proposed right of way required, subject to approval of variances for said standards. Notwithstanding the foregoing, the maximum height of any building located within five hundred feet (500') of either Davis Road or Vandergriff Road shall have a maximum height of fifty feet (50') subject to a maximum height of sixty five feet (65') for rooftop or ground mounted appurtenances, as more particularly provided in the Commitments attached hereto as Exhibit "B".

There shall a minimum building setback of at least two hundred feet (200') from any property line/right of way line, and a minimum setback line for other structures of at least one hundred fifty feet (150') from any property line/right of way line.

Landscaping plans are not yet fully developed as the site has not been fully engineered or site planned; however, the landscaping plans for each building or project phase shall be consistent with the Concept Plan/Commitments and tendered for Administrative Approval prior to obtaining an Improvement Location Permit. A minimum buffer area of one hundred fifty feet (150') in width shall be provided along portions of the perimeter of the Subject Property, with mounding and landscaping, as provided in the Commitments attached hereto as Exhibit "B".

Parking:

Parking and loading for the project will meet the requirements set forth in Chapter 744, Article IV of the Zoning Ordinance.

Signs:

The following sign types shall be permitted on the Subject Property:

- 1) Pylon or Monument Sign (not to exceed ten (10) feet in height and no more than two (2) total).
- 2) Wall Signs, Awning, Canopy and Window Signs.
- 3) Incidental, Temporary, and Other Signs as would otherwise be permitted in a commercial zoning district.

A sign program shall be developed and tendered for Administrative Approval prior to obtaining an Improvement Location Permit.

Phasing of Development:

The project may be developed as generally shown on the Concept Plan; provided, however, prior to applying for an Improvement Location Permit, a final site and development plan shall be tendered for Administrators Approval. Nothing contained in this C-S Statement or shown on the Concept Plan shall preclude or restrict the number or configuration of buildings and structures which may be located on the Subject Property, so long as the standards contained in this C-S Statement are met.



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AMENDED C-S STATEMENT (Continued)

Commitments:

The project shall be subject to commitments (currently being negotiated)--the latest draft of which dated June __, 2025, is attached hereto as Exhibit "B".

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STATEMENT OF COMMITMENTS

COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE MADE IN CONNECTION WITH A REZONING OF PROPERTY OR PLAN APPROVAL

In accordance with I.C. 36-7-4-1015, the owner of the real estate located in Marion County, Indiana, which is described below, makes the following COMMITMENTS concerning the use and development of that parcel of real estate:

Legal Description: See Exhibit "A" Attached Hereto And Incorporated By Reference (the "Subject Property").

Statement of COMMITMENTS:

1. The owner agrees to abide by the Open Occupancy and Equal Employment Opportunity Commitments required by Metropolitan Development Commission Resolution No. 85-R-69, 1985, which commitments are attached hereto and incorporated herein by reference as Attachment "A".
2. After an improvement location permit is issued for the first building in the proposed data center project (the "Project"), but before the first building within the Project opens for business, Petitioner shall install a mounded buffer area with a minimum width of 150 feet (the "Buffer Area"), in those areas shown on the Conceptual Site Plan attached hereto as Exhibit "B" (the "Site Plan"). The mounding in the Buffer Area shall be a minimum of 10 feet in height measured from grade, and shall feature landscaping along and on the top of the mounding with a minimum of three (3) deciduous trees and six (6) evergreen trees for every 100 lineal feet. All trees shall meet the species and minimum planting requirements of the City of Indianapolis Consolidated Zoning / Subdivision Ordinance (the "Zoning Ordinance"). Petitioner shall, at all times, maintain the mounded buffer area.
3. No permanent buildings or structures shall be built on the portion of the Subject Property north of the Ficher ditch. (the "North No-Build Area"). However, this commitment shall not preclude construction staging, construction trailers and construction offices, as well as the outside storage of materials and equipment in the North No Build Area during periods of construction on the Subject Property.

4. A complete set of drainage plans for the project on the Subject Property shall be submitted to the Franklin Township Civic League for review and comment at least ten (10) days prior to submitting same to the City of Indianapolis, Department of Business and Neighborhood Services, for a drainage permit.
5. Petitioner has started and shall diligently complete a traffic impact study ("TIS"), for the proposed data center project on the Subject Property per the scope required by the City of Indianapolis, Department of Public Works ("DPW") and the Indiana Department of Transportation ("INDOT"). Once completed and accepted by DPW and INDOT, Petitioner shall, in conjunction with the initial development of the Project, complete or contribute its proportionate share such infrastructure projects, including but not limited to, dedication of right-of-way, acceleration / deceleration lanes, lane dedications /extensions, and passing blisters, based on the recommendations of the TIS in order to provide an acceptable level of service at the intersections studied as part of the TIS. This commitment shall not be construed to be a prerequisite to the issuance of any improvement location permit required for the first building in the Project.
6. There shall only be one main and one construction entrance to the project on the Subject Property, via Post Road, generally in the location shown on the Site Plan, but subject to DPW or INDOT approval. If required by DPW, an emergency ingress / egress drive to and from the Subject Property shall be permitted along Vandergriff Road, in a location approved by DPW and applicable public safety agencies..
7. All freestanding lighting fixtures shall feature full cut off shields, and light omissions shall not exceed the maximum level of footcandles at the property line, as set forth in the Zoning Ordinance.
8. Petitioner shall install a ten foot (10") wide asphalt multi-use path along the Subject Property's frontage on Troy Avenue, within the right of way to be granted.
9. Except for emergency use of generators or periods of testing emergency generators, the maximum noise level at the property line once fully operational shall not exceed 65 decibels.

These COMMITMENTS shall be binding on the owner, subsequent owners of the real estate and other persons acquiring an interest therein; provided that Commitment #1 (Open Occupancy and Equal Opportunity Commitments) shall not be binding on an owner, subsequent owners or other person acquiring an interest therein if such persons are exempt persons or are engaged in an exempt activity as defined on Attachment "A" which is attached hereto and incorporated herein by reference. These COMMITMENTS may be modified or terminated by a decision of the Metropolitan Development Commission made at a public hearing after proper notice has been given.

COMMITMENTS contained in this instrument shall be effective upon:

- (a) the adoption of rezoning petition # 2025-CZN-814 by the City-County Council changing the zoning classification of the real estate from a C4, DA, SU43 zoning classification to a C-S zoning classification; or
- (b) the adoption of approval petition # _____ by the Metropolitan Development Commission;

and shall continue in effect for as long as the above-described parcel of real estate remains zoned to the C-S zoning classification or until such other time as may be specified herein.

These COMMITMENTS may be enforced jointly or severally by:

TRAFFIC IMPACT STUDY SUMMARY AND RECOMMENDATIONS



1 EXECUTIVE SUMMARY

1.1 STUDY PURPOSE AND OBJECTIVE

The purpose of this Traffic Impact Study is to determine and evaluate the potential impacts that the proposed Project Flo development will have on traffic operations within the study area. As part of this effort, the following study objectives were identified:

- Evaluate peak hour traffic operations associated with 2027 and 2033 background traffic volumes (without the development).
 - Evaluate peak hour traffic operations associated with the proposed 2027 Build, 2031 Construction, and 2033 Build traffic volumes that include peak hour traffic generated by the proposed development.
 - Assess the impact of traffic generated by the proposed development in the study area.
 - Develop recommendations for roadway or intersection improvements to minimize the traffic impacts of the proposed development on adjacent roadways.
-

1.2 STUDY AREA & LOCATION

The proposed site consists of four data center buildings on approximately 470 acres. The proposed development is bound by Troy Avenue to the north, Davis Road to the east, Post Road to the west, and both Vandergriff Road and Interstate Route 74 (I-74) to the south.

The site access drive is planned to be located on the western side of the site, with access to Post Road, across from a commercial driveway on the west side of Post Road, approximately 1,600 feet south of the Post Road and Troy Avenue intersection. The primary focus for traffic operations is at the following intersections:

- | | |
|---|-----------------------------------|
| • Post Road & Raymond Street | • Post Road & I-74 Westbound Ramp |
| • Post Road & Troy Avenue | • Post Road & I-74 Eastbound Ramp |
| • Post Road & Site Access/Manheim Drive | • Post Road & Atlantis Drive |
| • Post Road & Commercial Access Road | • Troy Avenue & Davis Road |
-

1.3 CAPACITY ANALYSIS

Capacity analysis was completed for each of the following scenarios in order to estimate the impact of the proposed development on the operations of adjacent roadways and intersections:



- **2027 No Build Traffic** – This analysis scenario was based on background (2027) traffic volumes and used to determine the operating Level of Service (LOS) of current roadway geometrics.
- **2033 No Build Traffic** – This analysis scenario was based on background (2033) traffic volumes and used to determine the operating Level of Service (LOS) of current roadway geometrics.
- **2027 Build Traffic** – This analysis scenario added the estimated traffic generated by Scenario 1, one operational building, for the proposed development to the 2027 background traffic volumes.
- **2031 Construction Traffic** – This analysis scenario added the estimated traffic generated by Scenario 2, three operational buildings, and one under construction, for the proposed development to the 2031 background traffic volumes.
- **2033 Build Traffic** – This analysis scenario added the estimated traffic generated by Scenario 4, four operational buildings (full buildout), for the proposed development to the 2033 background traffic volumes.

1.4 SUMMARY & RECOMMENDATIONS

The following recommendations were made based on the analysis conducted:

- **Post Road & Site Access:**
 - Provide northbound and southbound left-turn lanes. Provide a northbound right-turn lane upon 2031 Construction traffic conditions.
 - The access associated with the proposed development should comply with the City of Indianapolis's construction standards.
- **Post Road & Commercial Drive:**
 - Provide a southbound left-turn lane upon 2033 No Build conditions.
- **Post Road & I-74 WB Ramp:**
 - Provide a northbound left-turn lane upon 2033 No Build conditions.
- **Post Road & I-74 EB Ramp:**
 - Provide a southbound left-turn lane upon 2033 No Build conditions.
- **Post Road & Atlantis Drive:**
 - Provide northbound and southbound left-turn lanes at the intersection upon 2027 No Build conditions. Provide a southbound right-turn lane upon 2027 No Build conditions.

The recommendations outlined herein are based on the projected land uses as provided by the developer. Should any of the land uses change significantly, the projected traffic volumes may increase or decrease, and subsequently, the recommendations for roadway improvements would also need to be reevaluated and revised as necessary.

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Photo of the subject site at 9500 Vandergriff Road looking west from Vandergriff Road.



Photo of the subject site at 9500 Vandergriff Road looking northwest from Vandergriff Road.



Photo of single-family dwellings southeast of Vandergriff Road.



Single-family dwelling south of 9500 Vandergriff Road.



Single-family dwellings south of the site north of Vandergriff Road.



A single-family dwelling south of 3610 Davis Road within the transmission line zoning district of SU-43.



Photo of the subject site looking north towards 3440 Davis Road.

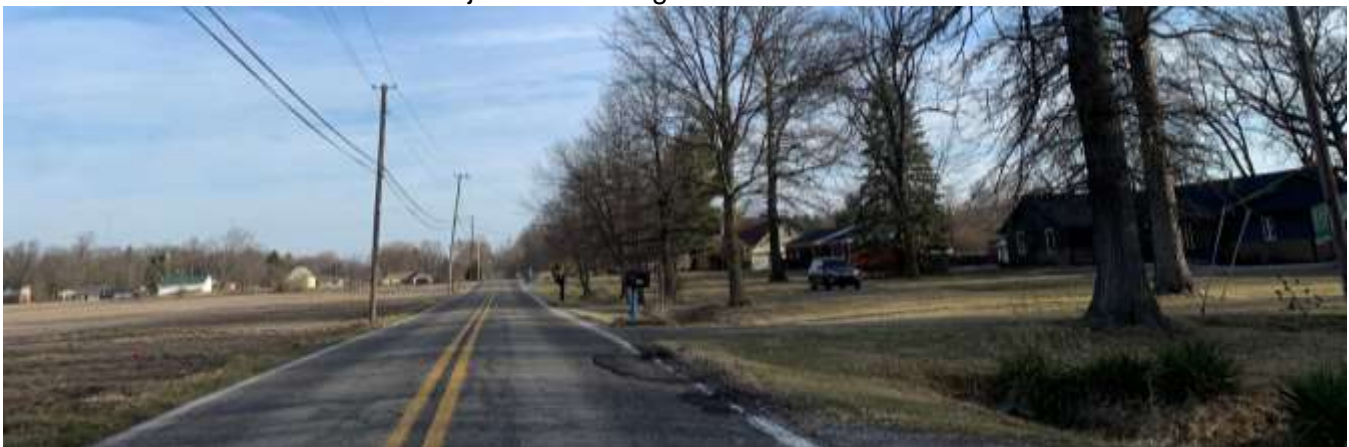


Photo of single-family dwellings east of the subject site across Davis Road.

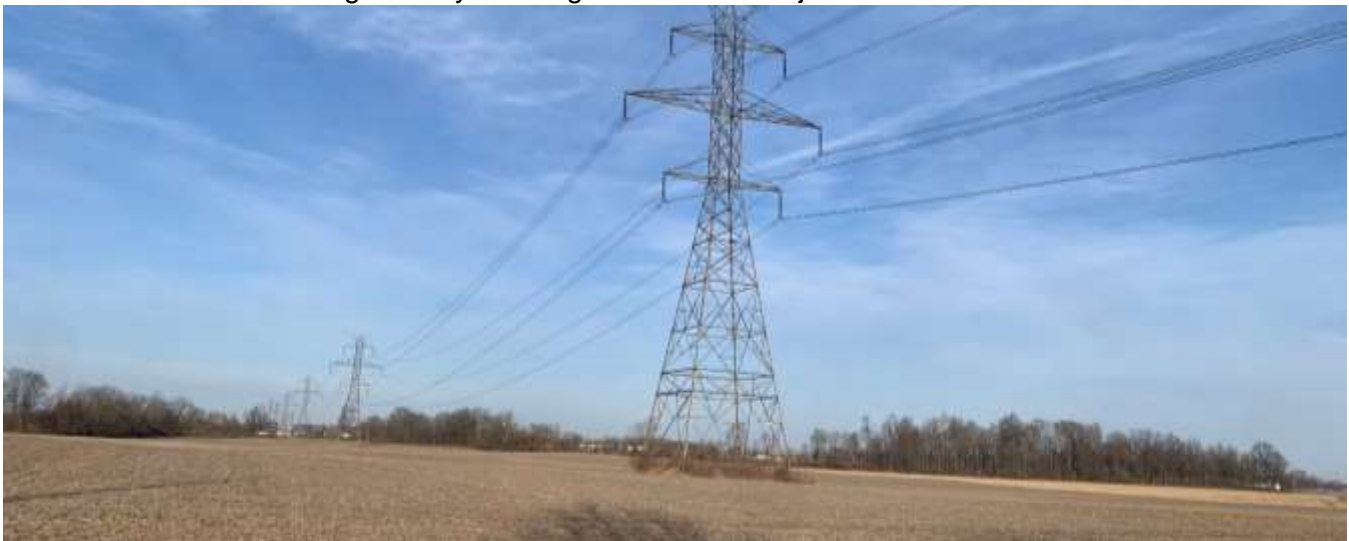


Photo of the transmission line easement that cuts through the subject site looking west.

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Photo of the property at 3430 Davis Road included in the subject site.



Photo of the property at 3410 Davis Road that is not included in the subject site.



Photo of the subject site at 9931 East Troy Avenue looking southwest.

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Photo of the subject site at 9931 East Troy Avenue looking northwest.



Photo of the property at 9931 East Troy Avenue looking southwest.



Photo of the property at 9611 East Troy Avenue looking southwest along Troy Avenue.

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Photo of single-family dwellings north of Troy Avenue.



Photo of the property at 9609 Troy Avenue looking south.



Photo of the property at 9406 Troy Avenue looking southwest.



Photo of single-family dwellings north of Troy Avenue.



Photo of single-family dwellings north of the site looking west along Troy Avenue.



Photo of single-family dwelling north of the site looking south along Post Road.



Photo of the subject site at 3043 South Post Road.



Photo of the subject site looking southeast from Post Road.



Photo of the religious use west of the site.



Photo of an auto auction west of the subject site.



Photo of the commercial properties west of the subject site.



Photo of the gas station west of the site.

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Photo of the subject site at 3511 South Post Road looking east towards the transmission easement.

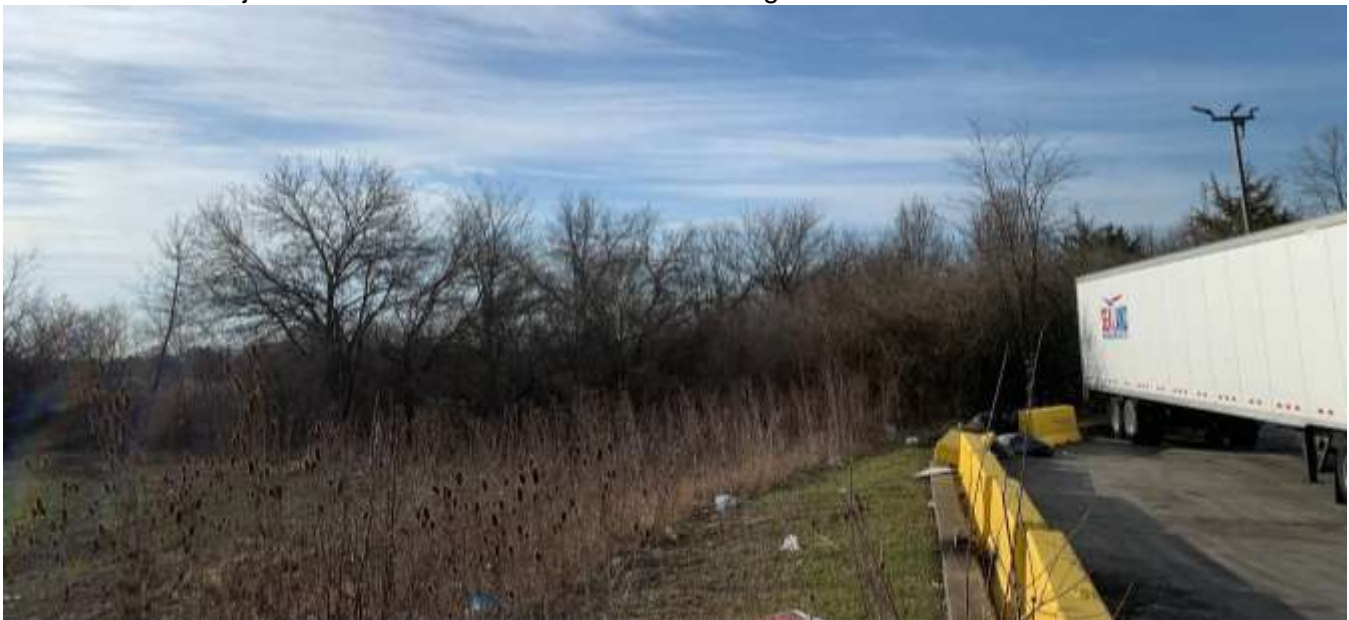


Photo of the subject site looking southeast towards the southern ditch that runs east to west.



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Photo of the subject site looking southwest from Post Road.

METROPOLITAN DEVELOPMENT COMMISSION

July 16, 2025

Case Number: 2025-CZN-828 (Amended) / 2025-CVR-828 (2nd Amended)

Property Address: 1927, 1946, and 1950 East 32nd Street, and 3219 Orchard Avenue

Location: Center Township, Council District # 8

Petitioner: Universal Church of Truth and First Born, Inc., by Justin Kingen and David Kingen

Request: Rezoning of 1.02 acres, from the D-5 district to the D-8 district to provide for multi-family dwellings.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a medium apartment building & community center (at 1927 East 32nd Street), within a SU-1 district (not permitted); to allow for a mixed-use, multi-family housing project, community center and religious use (church) to have 38 off-street parking spaces (77 off-street parking spaces required); provide for the construction of five duplexes (floor over floor) with a floor area of 500 square feet (minimum floor area of 660 square feet required); to provide for the construction of duplexes at 1946 East 32nd Street and 3219 Orchard Avenue with a reduced open space (60% open space required for duplexes).

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

On May 29, 2025, the Hearing Examiner transferred these petitions to the Metropolitan Development Commission for initial hearing on July 2, 2025, at the request of the petitioner's representative due to deadlines associated with funding for the project.

Following the transfer, the variance request was amended and required new notice. Based on the Affidavit of Notice submitted by the Petitioner's Representative, a three-day waiver for mailing notices for the July 2, 2025 hearing, will need to be requested and approved by the Commission.

The Metropolitan Development Commission continued these petitions from the July 2, 2025 hearing to the July 16, 2025 hearing, because the Petitioner's Representative amended the requests and new notice was required.

These petitions will need to be **continued from the July 16, 2025 hearing to the August 20, 2025 hearing**, with notice, to amend the rezoning petition and provide new notice.



METROPOLITAN DEVELOPMENT COMMISSION

July 16, 2025

Case Number: 2025-ZON-046
Property Address: 10010 and 10440 Pentecost Road
Location: Franklin Township, Council District #25
Petitioner: Pulte Group, by Brian J. Tuohy
Request: Rezoning of 96.6 acres from the D-A district to the D-P district to provide for a single-family detached residential development, consisting of 225 lots.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

A timely automatic continuance was filed by as registered neighborhood organization that would **continue this petition from the July 16, 2025 hearing, to the August 20, 2025 hearing.** This would require acknowledgement from the Metropolitan Development Commission.