



Metropolitan Development Commission (June 17, 2026) Meeting Notice

Meeting Details

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

Date: Wednesday, June 17, 2026

Time: 1:00 PM

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

Business:

Adoption of Meeting Minutes: June 3, 2026

Special Requests

Policy Resolutions:

REAL ESTATE:

1. 2026-R-017

Authorizes the Department of Metropolitan Development to extend contract number 19105 with Stevenson Legal Group to December 31, 2027, and add \$20,000 to the contract.

2. 2026-R-018

Authorizes the Department of Metropolitan Development to cooperate with the Indianapolis Fire Department to acquire and facilitate redevelopment of the Property at 834 East Westfield Boulevard, aka 6330 Guilford Avenue.

3. 2026-R-019

Authorizes the Department of Metropolitan Development to modify or enter into a new agreement for development of the Drake property at 3060 North Meridian Street.

4. 2026-R-020

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

ECONOMIC DEVELOPMENT / INCENTIVES:

5. 2026-A-026

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

6. 2026-A-027

Preliminary Economic Revitalization Area Olson Custom Designs LLC, located at 6803 Coffman Road, Council District #6, Pike Township. (Recommend approval of five (5) years personal property tax abatement.)

Zoning Petitions:

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

7. 2026-APP-008 | 7979 Shadeland Avenue

Lawrence Township, Council District #3
HD-2

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

Hospital District Two Approval to provide for a sign package to include one additional building wall sign.

8. 2026-APP-009 | 8401 Harcourt Road

Washington Township, Council District #2
HD-1

St. Vincent Hospital and Health Care Center Inc., by Joseph D. Calderon

Hospital District-One Approval to provide for the replacement of existing common areas with a new therapeutic garden and outdoor amenities.

9. 2026-ZON-002 | 456 South Emerson Avenue

Center Township, Council District #14
Singh Auto Repair LLC, by Steven Brown

Rezoning of 0.42-acre from the D-5 district to the C-3 district to provide for commercial uses.

10. 2026-ZON-025 | 1719 Roosevelt Avenue

Center Township, Council District #8
Diego Abraham Gomez Lara, by Jorge Oscar Gonzales Vasquez

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

11. 2026-ZON-033 | 4200 South Harding Street

Perry Township, Council District #22
Hanson Aggregates, Midwest Inc., by Misha Rabinowitch

Rezoning of 20.18 acres from the I-4 (FF) district to the I-4 (FF) (GSB) district to provide for mining operations.

12. 2026-ZON-036 | 1010 Dr. Martin Luther King, Jr. Street

Center Township, Council District #12
Super Jams 2, LLC, by Joseph D. Calderon

Rezoning of 0.47-acre from the CBD-S district to the C-3 district to provide for commercial uses.

13. 2026-ZON-037 | 23 Woodland Drive

Center Township, Council District #18
Keyon Johnson, by RG Development (Josh Smith)

Rezoning of 0.081 acres from the C-7 (TOD) district to the D-5 (TOD) district to allow for the construction of a single-family home.

14. 2026-CAP-811 | 1258 Windsor Street

Center Township, Council District #13
Indianapolis Film Project, by Justin Kingen

Modification of Commitments associated with 2018-MOD-008, relative to the subject site, to terminate all commitments, and to replace them with updated commitments for the existing use on the site and new commitments to provide for a proposed pocket park, with pedestrian features. The proposed commitments include restrictions for signage, façade and material guidance, and use of site as a theatre, family-friendly restaurant and a gathering or event space.

15. 2026-CZN-817 | 2504-2542 (even) and 2511-2543 (odd) Walker Place

Center Township, Council District #19
Sueson AV 3, LLC, IHR Builders, LLC, and Walker Place Equity Fund, LLC, by Joseph D. Calderon

Rezoning of 4.597 acres from the D-P district to the D-5II district to provide for single-family attached dwellings.

16. 2026-CAP-818 | 1440 East County Line Road

Perry Township, Council District #23
Community Health Network Inc., and Community Health Network Foundation, by Timothy Button

Hospital District Two Approval to provide for a sign program for a medical facility.

17. 2026-CZN-819 | 5849 Crittenden Avenue

Washington Township, Council District #7
Roman Catholic Archdiocese of Indianapolis Properties, Inc., as Trustee, Bishop Chatard High School, Inc., by Brian J. Tuohy

Rezoning of 0.48-acre from the D-5 district to the SU-2 district to provide for school uses.

Vacation of a portion of East Northgate Street, being 50 feet wide, from the east right-of-way line of Crittenden Avenue (also being the northwest corner of Lot 100 of Northdale, an addition to the City of Indianapolis), 279 feet to a point (also being the northeast corner of Lot 30 in said subdivision).

PETITIONS OF NO APPEAL (RECOMMENDED FOR DENIAL):

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

18. REZONING PETITION RECOMMENDED FOR DENIAL BY HEARING EXAMINER, APPEAL FILED BY PETITIONER:

2026-ZON-023 | 5436 Brookville Road

Warren Township, Council District #14
Brew Brothers Inc, by Baldeep Baidwan

Rezoning of 1.6 acres from the C-3 district to the I-2 district to provide for light industrial uses, including warehousing and distribution.

Additional Business:

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

**METROPOLITAN DEVELOPMENT COMMISSION (MDC)
MEMBER ROSTER**

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

Brandon Herget	City-County Council	02/02/2026 – 02/02/2027
Brent Lyle	City-County Council	12/02/2025 – 12/02/2026
Daniel Moriarty	City-County Council	08/11/2025 – 08/11/2026
Brigid Robinson	Mayor	01/01/2026 – 12/31/2026
Gregg West	City-County Council	05/04/2026 – 05/07/2027

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

Real Estate
Acquisition/Disposition of Property
Wash. Twp- 6330 Guilford Ave.
IFD/DMD

**METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA
Resolution No. 2026-R-018**

WHEREAS, the Department of Metropolitan Development (“DMD”) is engaging in acquisition, disposition and redevelopment activities within the Marion County Redevelopment District (“District”); and WHEREAS, pursuant to I.C. 36-7-15.1-2, 6 and 7, the Metropolitan Development Commission (“MDC”) is charged with the purpose and responsibilities of replanning and redevelopment to benefit public health and safety and to promote the use of land in the manner that best serves the interests of the Consolidated City of Indianapolis (“City”) and its inhabitants, and of cooperating other City departments in so doing; and

WHEREAS, the Indianapolis Fire Department (“IFD”) needed a new fire station in the Broadripple area to address public health and safety interests of the City and its inhabitants and has completed construction and the move to a new station at 6355 N. College Ave, Indianapolis, IN 46220 (“New IFD 32”). IFD has determined and communicated to DMD that the old Station 32 located at 834 East Westfield Blvd., aka 6330 Guilford Ave. (“Property”) is no longer needed for IFD operations; and

WHEREAS, IFD has determined and communicated to DMD, as the redevelopment agency, that the old Station 32 located at 834 East Westfield Boulevard, aka 6300 Guilford Avenue. (“Property”), is no longer needed for IFD operations and that IFD would like to transfer the Property to DMD to pursue appropriate redevelopment of the Property; and

WHEREAS, pursuant to I.C. 36-7-15.1-6 (4) and in accordance with I.C. 36-7-15.1- 7, 12, the MDC wants to cooperate with the IFD to acquire the Property from IFD for the City of Indianapolis in order to facilitate redevelopment, subject to any terms and conditions negotiated between DMD and IFD in the best interest of the City and its inhabitants.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Subject to the requirements above, the DMD is hereby authorized to acquire the Property and to pursue redevelopment of the Property on terms and conditions beneficial to the City.
2. The Director of the DMD is hereby further authorized to execute all necessary documents related to acquisition and disposition in accordance with this Resolution and thereafter to do all acts and execute all other documents and instruments deemed necessary or appropriate by such official to best accomplish the objectives set forth herein, and all actions heretofore taken by any such official toward the completion thereof are hereby ratified, confirmed and approved.

Approved as to Adequacy of Legal Form:

Metropolitan Development Commission:

By: Sheila Kinney
Sheila Kinney, Asst. Corporation Counsel

John J. Dillon III., Presiding Officer

Date: 6/8/2026

Date: _____

Real Estate- Disposition- 6/17/26
The Drake - 3060 N. Meridian Street

**METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA
Resolution No. 2026-R-019**

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


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

WHEREAS, the DMD previously acquired The Drake property located in the Redevelopment District at 3060 N. Meridian Street, Parcel # 1083614 ("Property") and entered into an option to purchase agreement ("Agreement") with ALK Development, LLC ("ALK") as authorized by MDC Resolution No. **2025-R-025** on June 18, 2025; and

WHEREAS, ALK has requested, and DMD would like to either amend the Agreement to include Midwest Support Foundation ("Midwest") or to enter into a new agreement including Midwest to facilitate the redevelopment of the Drake.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Metropolitan Development Commission hereby authorizes the DMD to modify the Agreement with ALK Development, LLC to add Midwest Support Foundation Inc. as a party or to enter into a new agreement including Midwest to facilitate redevelopment of the Drake.
2. The DMD Director is hereby authorized to execute the necessary documents related to redevelopment of the Property in accordance with this Resolution and all actions heretofore taken by any such official toward the completion thereof are hereby ratified, confirmed, and approved, for the conveyance and redevelopment of said Property in accordance with this Resolution.

Approved as to Adequacy & Legal Form


 Sheila Kinney, Asst. Corp Counsel
 Date: 6/9/2026

Metropolitan Development Commission

 John J. Dillon III, President
 Date: _____

Multiple Properties
Real Estate Conveyance
Multiple Transferees

**METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA
Resolution No. 2026-R-020**

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED THAT:

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

Approved as to Adequacy & Legal Form

Sheila Kinney

Sheila Kinney, Asst. Corp Counsel

Date: 6/10/2026

Metropolitan Development Commission

John J. Dillon III, President

Date: _____

Exhibit A

Address	Parcel Number	Transferee	Sale Program	Sale Price
1453 N Chester Ave	1045317	Greater Indianapolis Habitat for Humanity	Affordable	\$5,000
1971 Ralston Ave	1053819	Greater Indianapolis Habitat for Humanity	Affordable	\$5,000
1973 Ralston Ave	1053818	Greater Indianapolis Habitat for Humanity	Affordable	\$5,000
2000 Tipton St	1048258	Greater Indianapolis Habitat for Humanity	Affordable	\$5,000

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

PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION

Resolution No. 2026-A-026

PERSONAL PROPERTY TAX ABATEMENT

CCBCC Operations, LLC
5000 West 25th Street

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

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

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

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

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

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

WHEREAS, during a hearing at 1:00 p.m. on Wednesday, **June 17, 2026**, the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area and sufficient evidence was provided which tended to establish Assertions 1, 2, 3, 4, 5 and 6 stated on the attachment to this Resolution.

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

NOW, THEREFORE, BE IT RESOLVED:

1. The Subject Real Estate is preliminarily designated as an Economic Revitalization Area for an abatement period of four (4) years with a proposed abatement schedule as shown on the attachment to this Preliminary Resolution. Final designation as an Economic Revitalization Area does not occur unless a resolution confirming this Preliminary Resolution is adopted in accordance with the governing statute.
2. Designation as an Economic Revitalization Area allows a partial abatement of property taxes only relative to Specified New Equipment. However, at the written request of the Applicant, the Director of the Department of Metropolitan Development is allowed to authorize in writing substitutions, modifications, and additions which are not substantial in nature to the specified New Equipment, prior to March 1 of the year in which the initial certified deduction application for new equipment is filed with the Indiana Department of Local Government Finance.
3. **The Economic Revitalization Area designation terminates December 31, 2028. Accordingly, partial abatement of property taxes is allowed relative to Specified New Equipment installed and in operation on the Subject Real Estate during the period July 15, 2026, to December 31, 2028.** However, termination of this designation does not limit the time the Applicant or successor owner is entitled to receive a partial abatement of property taxes, relative to Specified New Equipment installed on the subject real estate before termination of such designation, to a period of less than four (4) years.
4. The partial abatement of property taxes attributable to the installation of Specified New Equipment is subject to limitations contained in I.C. 6-1.1-12.1-4.5 (c) and (d).
5. This Economic Revitalization Area designation is limited to allowing partial abatement of property taxes attributable to the installation of the Specified New Equipment on the Subject Real Estate and does not allow the abatement of real property taxes attributable to redevelopment or rehabilitation activities under I.C. 6-1.1-12.1-3.
6. Under the authority of I.C. 6-1.1-12.1, the Commission directs the Department of Metropolitan Development to survey projects receiving Economic Revitalization Area designation for compliance with job creation/retention figures, salaries associated with these figures and investment figures contained in the applicant's approved statement of benefits form. The annual date of survey shall be contained in a final resolution designating the property as an Economic Revitalization Area.
7. The Commission fixes 1:00 p.m. on Wednesday, **July 15, 2026**, in the Public Assembly Room of the City-County Building for the public hearing of remonstrances and objections from persons interested in the Project and directs the publication of notice of public hearing in accordance with the governing statute. At this hearing, the Commission will take action relative to this Preliminary Resolution and determine whether the Subject Real Estate should be designated as an Economic Revitalization Area, fix the length of the abatement period at four (4) years and establish an abatement schedule.
8. A copy of this Resolution shall be filed with the Marion County Assessor.

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillion III, President

Date

Approved as to Legal Form
and Adequacy this 2^d day
of June 2026.

Sheila Kinney

Sheila Kinney,
Assistant Corporation Counsel

ATTACHMENT TO
METROPOLITAN DEVELOPMENT COMMISSION RESOLUTION
PERSONAL PROPERTY TAX ABATEMENT

FACTUAL INFORMATION

Applicant: CCBCC Operations, LLC
Subject Real Estate: 5000 West 25th Street
Wayne Township Parcel Number: 9048706

PROJECT DESCRIPTION

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

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

FACTUAL ASSERTIONS

1. x The application was filed with the Department of Metropolitan Development prior to the New Equipment being installed.
2. x The specified New Equipment meets the definition of "New Manufacturing Equipment", "New Logistical Distribution Equipment", "New Information Technology Equipment", and/or "New Research and Development Equipment" found in I.C. 6-1.1-12.1, as interpreted by the Indiana Department of Local Government Finance.
3. x The specified New Equipment will be installed on the subject real estate in one of the following types of facilities:
 - A. x Existing facility
 - B. Expanded facility
 - C. New facility
 - D. Vacated or converted facility

4. The facility meets the appropriate requirements:

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

1. The area in which the facility is located has become "undesirable for normal development" (as defined in Metropolitan Development Commission Resolution No. 01-A-041, 2001), or
2. The operation in the facility is a distressed business (as defined in Resolution No. 97-A-110, 1997), and
3. the specified new equipment is being installed to relieve the conditions causing the business to be distressed, and
4. the facility is technologically, economically or energy obsolete, which obsolescence may lead to a decline in employment and tax revenues.

B. of a new facility;

1. the area in which the facility is to be located has become "undesirable for normal development" (as defined in Metropolitan Development Commission Resolution No. 97-A-110, 1997), or
2. The operation in the facility is a distressed business (as defined in Resolution No. 97-A-110, 1997), and
3. the specified new equipment is being installed to relieve the conditions causing the business to be distressed, and
4. the facility is technologically, economically or energy obsolete, which obsolescence may lead to a decline in employment and tax revenues.

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

6. The subject real estate on which the facility is, or will be located:

- A. Is outside an Allocation Area as defined in I.C. 36-7-15.1-26, or
- B. inside an Allocation Area, but Applicant's statement of benefits has been submitted to the legislative body for its approval as required by I.C.6-1.1-12.1-2(k)

PROPOSED ABATEMENT SCHEDULE
PERSONAL PROPERTY TAX ABATEMENT

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

STAFF COMMENT
PERSONAL PROPERTY TAX ABATEMENT

Street Address:5000 West 25th Street

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

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

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

STAFF ANALYSIS

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

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

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

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

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

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

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

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

TOTALITY OF BENEFITS

PETITIONER: **CCBCC Operations, LLC**

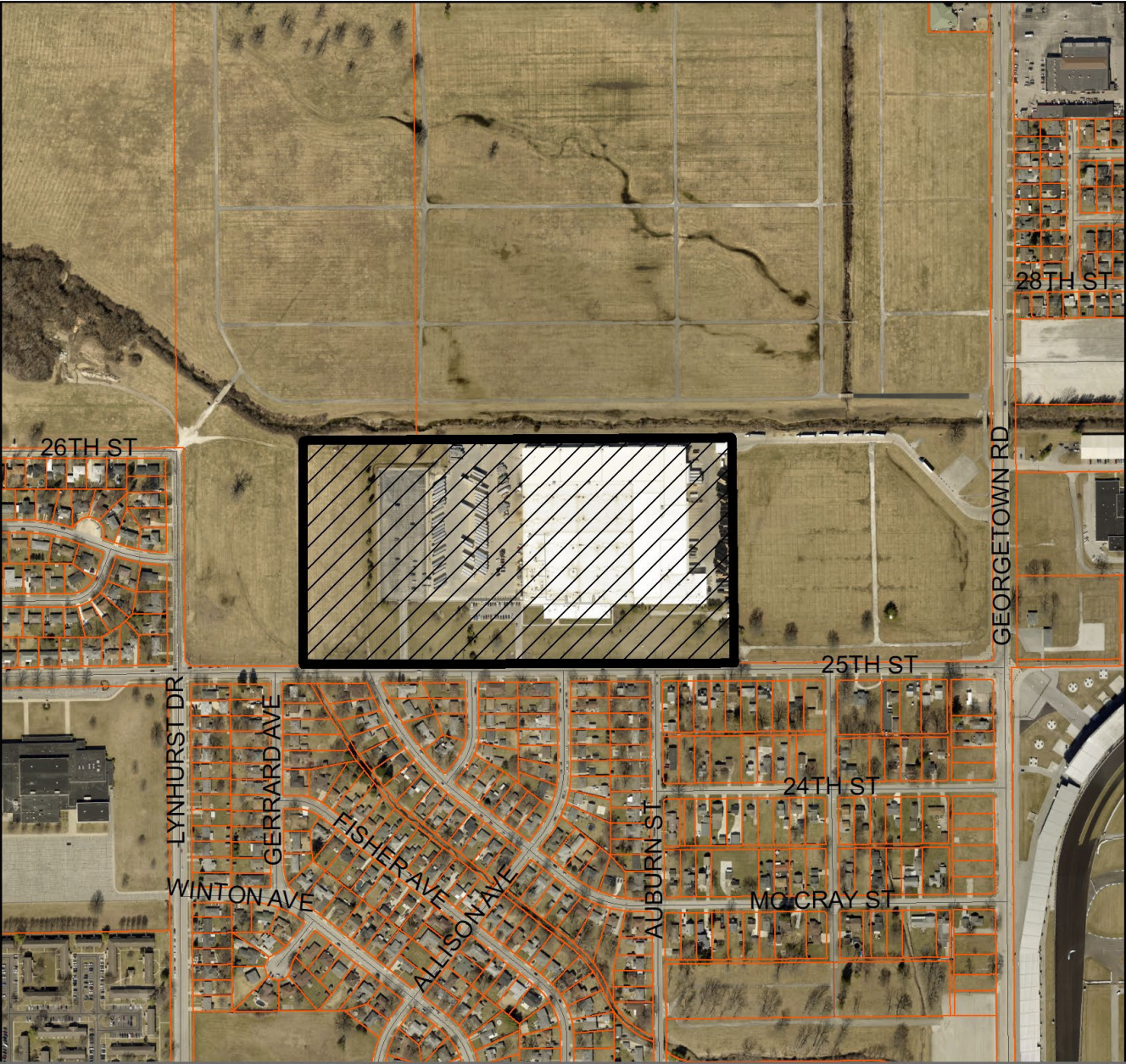
INVESTMENT: Staff estimates that the proposed investment of \$31,500,000.00 should result in an increase to the tax base of approximately \$20,475,000.00 of assessed value in the first year of operation. Staff estimates that over the four (4) year personal property tax abatement period the petitioner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

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

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

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

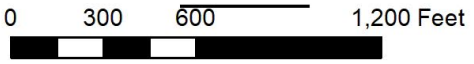
CCBCC Operations, LLC - Coca Cola
Project site: 5000 West 25th Street
Parcel: #9048706



Legend
CCGIS_CNTRLIN
Parcels
CCGIS_IMAGE2022
RGB
Red: Band_1
Green: Band_2
Blue: Band_3

 Project Site

Produced by: DMD - Battle 04-2026



METROPOLITAN DEVELOPMENT COMMISSION OF

MARION COUNTY, INDIANA

PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION

Resolution No. 2026-A-027

PERSONAL PROPERTY TAX ABATEMENT

Olson Custom Designs LLC

6803 Coffman Road

Phase II

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

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

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

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

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

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

WHEREAS, during a hearing at 1:00 p.m. on **Wednesday, June 17, 2026**, the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area and sufficient evidence was provided which tended to establish Assertions 1, 2, 3, 4, 5 and 6 stated on the attachment to this Resolution.

NOW, THEREFORE, BE IT RESOLVED:

1. The Subject Real Estate is preliminarily designated as an Economic Revitalization Area for an abatement period of five (5) years with a proposed abatement schedule as shown on the attachment to this Preliminary Resolution. Final designation as an Economic Revitalization Area does not occur unless a resolution confirming this Preliminary Resolution is adopted in accordance with the governing statute.
2. Designation as an Economic Revitalization Area allows a partial abatement of property taxes only relative to Specified New Equipment. However, on the written request of the Applicant, the Director of the Department of Metropolitan Development is allowed to authorize in writing, substitutions, modifications, and additions which are not substantial in nature to the specified New Equipment, prior to March 1 of the year in which the initial certified deduction application for new equipment is filed with the Indiana Department of Local Government Finance.
3. **The Economic Revitalization Area designation terminates December 31, 2030. Accordingly, partial abatement of property taxes is allowed relative to Specified New Equipment installed and in operation on the Subject Real Estate during the period July 1, 2026, to December 31, 2030.** However, termination of this designation does not limit the time the Applicant or successor owner is entitled to receive a partial abatement of property taxes, relative to Specified New Equipment installed on the subject real estate before termination of such designation, to a period of less than **four (4) years**. Pursuant to IC 6-1.1-12.1-2 (i), the Commission hereby limits the dollar amount of the deduction that will be allowed, with respect to installation of specified new equipment in the ERA, to those respective tax savings attributable to an equipment investment of not greater than **\$15,000,000.00**.
4. The partial abatement of property taxes attributable to the installation of Specified New Equipment is subject to limitations contained in I.C. 6-1.1-12.1-4.5 (c) and (d).
5. This Economic Revitalization Area designation is limited to allowing partial abatement of property taxes attributable to the installation of the Specified New Equipment on the Subject Real Estate and does not allow the abatement of real property taxes attributable to redevelopment or rehabilitation activities under I.C. 6-1.1-12.1-3.
6. Under the authority of I.C. 6-1.1-12.1, the Commission directs the Department of Metropolitan Development to survey projects receiving Economic Revitalization Area designation for compliance with job creation/retention figures, salaries associated with these figures and investment figures contained in the applicant's approved statement of benefits form. The annual date of survey shall be contained in a final resolution designating the property as an Economic Revitalization Area.
7. The Commission fixes 1:00 p.m. on Wednesday **July 1, 2026**, in the Public Assembly Room of the City-County Building for the public hearing of remonstrances and objections from persons interested in the Project and directs the publication of notice of public hearing in accordance with the governing statute. At this hearing, the Commission will take action relative to this Preliminary Resolution and determine whether the Subject Real Estate should be designated as an Economic Revitalization Area and fix the length of the abatement period at **five (5) years**.
8. A copy of this Resolution shall be filed with the Marion County Assessor.

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillon III, President

Date

Approved as to Legal Form
and Adequacy this 5th day
of June 2026.

Sheila Kinney

Sheila Kinney
Asst Corporation Counsel

ATTACHMENT TO

METROPOLITAN DEVELOPMENT COMMISSION RESOLUTION

PERSONAL PROPERTY TAX ABATEMENT

FACTUAL INFORMATION

Applicant: Olson Custom Designs LLC – Phase II

Subject Real Estate: 6803 Coffman Road

Wayne Township Parcel Number: 6007697

PROJECT DESCRIPTION

Phase II for Olson Custom Designs LLC plans a major expansion at its fully owned and occupied facility at 6803 Coffman Road. The company will make a \$15,000,000.00 investment in new personal property, including advanced CNC equipment, automation systems, and IT upgrades, and is requesting a five-year personal property tax abatement to support this growth.

This phase is projected to create fifty-one (51) new jobs at an average wage of \$34.07 per hour at the Coffman Road location, along with an additional nine (9) new jobs at the Phase 1 facility at 4825 West 79th Street. Olson will continue its commitment to donate 5% of tax-abatement savings to the Indy Achieves grant. Through this second phase of expansion, the company aims to strengthen its competitive position, enhance production capacity, and deliver meaningful economic benefits to the community.

FACTUAL ASSERTIONS

1. The application was filed with the Department of Metropolitan Development prior to the New Equipment being installed.
2. The specified New Equipment meets the definition of "New Manufacturing Equipment", "New Logistical Distribution Equipment", "New Information Technology Equipment", and/or "New Research and Development Equipment" found in I.C. 6-1.1-12.1, as interpreted by the Indiana Department of Local Government Finance.
3. The specified New Equipment will be installed on the Subject Real Estate in one of the following types of facilities:
 - Existing facility
 - Expanded facility
 - New facility

- Vacated or converted facility

4. The facility meets the appropriate requirements:

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

- the area in which the facility is located has become "undesirable for normal development" (as defined in Metropolitan Development Commission Resolution No. 01-A-041, 2001), or
- the operation in the facility is a distressed business (as defined in Resolution No. 97-A-110, 1997), and
- the specified new equipment is being installed to relieve the conditions causing the business to be distressed, and
- the facility is technologically, economically, or energy obsolete, continued obsolescence of which may lead to a decline in employment and tax revenues.

B. of a new facility, and

- the area in which the facility is located has become "undesirable for normal development" (as defined in Metropolitan Development Commission Resolution No. 01-A-041, 2001), or
- the operation in the facility is a distressed business (as defined in Resolution No. 97-A-110, 1997), and
- the specified new equipment is being installed to relieve the conditions causing the business to be distressed, and
- the facility is technologically, economically, or energy obsolete, continued obsolescence of which may lead to a decline in employment and tax revenues.

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

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

- outside an Allocation Area as defined in I.C. 36-7-15.1-26; or
- inside an Allocation Area but has been determined by the Commission to be acceptable for personal property tax abatement.

PROPOSED ABATEMENT SCHEDULE
PERSONAL PROPERTY TAX ABATEMENT
Olson Custom Designs LLC – Phase II

YEAR OF DEDUCTION	PERCENTAGE
1 st	100%
2 nd	80%
3 rd	60%
4 th	40%
5 th	20%

STAFF COMMENT
PERSONAL PROPERTY TAX ABATEMENT

Street Address:..... 6803 Coffman Road

New Jobs Created: 51 at \$34.07/hr.

Jobs Retained:.....None

Estimated Cost of Equipment: \$15,000,000.00

STAFF ANALYSIS

Olson Custom Designs, LLC, established in 2014, has experienced significant growth and far exceeded its 2024 Phase I 5-year personal property tax abatement commitments. Phase I originally included a \$5,000,000 investment in CNC machinery, robotics, and IT infrastructure, but the company ultimately increased its investment to \$8,000,000 and added 30 full-time employees, to the original 56 committed bringing total employment to 86 positions at the 4825 West 79th Street location.

In addition, the company accelerated payment of its workforce 5% commitment of savings with the full \$7,511 Indy Achieves payment being made in 2026 instead of the originally planned 2029 date. Building on this strong performance and continued demand from aerospace, medical, and defense customers, Olson Custom Designs is now preparing to advance into the next stage of its long-term growth strategy.

In Phase II, Olson Custom Designs plans a major expansion at its fully owned and occupied facility at 6803 Coffman Road. The company will invest \$15,000,000 in new personal property, including advanced CNC equipment, automation systems, and IT upgrades, and is requesting a five-year personal property tax abatement to support this growth. This phase is projected to create fifty-one (51) new jobs at an average wage of \$34.07 per hour at the Coffman Road facility, as well as an additional nine (9) new jobs at the Phase I location at 4825 West 79th Street. Olson will also continue its commitment to donate 5% of tax-abatement savings to the Indy Achieves grant. Through this second phase of expansion, the company aims to strengthen its competitive position, expand production capacity, and deliver meaningful economic benefits to the community.

The applicant is requesting tax abatement to assist in off-setting the high costs of investment associated with this proposed project. The granting of property tax abatement will assist the petitioner in making this project more economically feasible by phasing in the increased tax liability resulting from the investments. In staff’s opinion, a project such as this would not be economically feasible without the tax abatement incentive. Staff believes that the use of tax abatement is an appropriate tool to assist with this project and support continued development within Marion County. For these reasons, staff believes tax abatement to be an appropriate tool for development.

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

RECOMMENDATION: Staff recommends approval of five (5) years personal property tax abatement.

TOTALITY OF BENEFITS

- PETITIONER:** Olson Custom Designs LLC – Phase II
- INVESTMENT:** Staff estimates that the proposed investment of \$15,000,000.00 should result in an increase to the tax base of approximately \$6,000,000.00 of assessed value in the first year of operation. Staff estimates that over the five (5) year personal property tax abatement period the petitioner will realize savings of approximately \$467,511.00 (a 68.0% savings). During the abatement period, the petitioner is expected to pay an estimated \$298,239.00 in personal property taxes related to the new equipment. After the tax abatement expires, the petitioner can be expected to pay an estimated \$114,862.50 in personal property taxes annually related to the new equipment.
- EMPLOYMENT:** The petitioner estimates that this project will create fifty-one (51) new positions at an average or minimum wage of \$34.07/hr. Staff finds these figures to be reasonable for a project of this nature.
- OTHER BENEFITS:** Staff believes this project is significant for Pike Township in terms of new taxes and potential job creation and retention. Furthermore, staff believes the petitioner's project will lead to continued future investment in Marion County.
- STAFF COMMENT:** Staff believes the "Totality of Benefits" arising from the project are sufficient to justify the granting of the tax abatement.

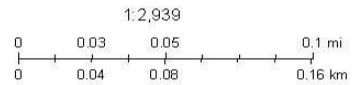
Exhibit A – Site Plan

PROJECT SITE: 6803 Coffman Road



6/3/2026, 2:37:13 PM

Parcel



IGIO, Microsoft, Vantor



METROPOLITAN DEVELOPMENT COMMISSION **June 17, 2026**
HEARING EXAMINER

Case Number: 2026-ZON-023
Address: 5436 Brookville Road (*Approximate Address*)
Location: Warren Township, Council District #14
Petitioner: Brew Brothers Inc, by Baldeep Baidwan
Request: Rezoning of 1.6 acres from the C-3 district to the I-2 district to provide for light industrial uses, including warehousing and distribution.
Staff Recommendations: Denial
Current Land Use: Undeveloped
Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY AND ADDENDUM

This petition was automatically continued by a registered Neighborhood Organization, from April 23, 2026, to the May 28, 2026, hearing.

This petition was heard by the Hearing Examiner on May 28, 2026. After a full hearing, the Hearing Examiner recommended denial of this petition. Subsequently, the petitioner filed an appeal of the Hearing Examiner’s decision. A memorandum of the Hearing Examiner’s recommendation is attached.

Upon further review of the Zoning History section, it was determined that an adjacent rezoning petition, with its associated variances, was not included in the original staff report. They are included below.

2023-CZN-838; 5437 Greenfield Avenue (east of site), requested the Rezoning of 0.73 acre from the D-5 District to the I-2 District, approved subject to commitments.

2023-CVR-838A; 5437 Greenfield Avenue (east of site), requested a Special Exception to legally establish heavy outdoor storage associated with a commercial contractor in an I-2 Classification, approved subject to commitments.

2023-CVR-838B; 5437 Greenfield Avenue (east of site), requested a Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to legally establish heavy outdoor storage associated with a commercial contractor with a six-foot wide north transitional yard and within the side and rear yard setbacks, approved subject to commitments.

STAFF RECOMMENDATION

Staff recommends **denial** of the request.



PETITION OVERVIEW

LAND USE

The 1.6-acre subject site is an undeveloped parcel.

REZONING

The request would rezone the property to the I-2 district to allow for light industrial uses including warehousing that are not permitted in the existing C-3 district.

The C-3 (Neighborhood Commercial) zoning district is for the development of an extensive range of retail sales and personal, professional and business services required to meet the demands of a fully developed residential neighborhood, regardless of its size. Examples of such types of use include neighborhood shopping centers, sales of retail convenience or durable goods, shopping establishments, retail, and personal and professional service establishments.

The I-2 district is for those industries that present minimal risk and typically do not create objectionable characteristics (such as dirt, noise, glare, heat, odor, etc.) that extend beyond the lot lines. Outdoor operations and storage are completely screened if adjacent to protected districts and are limited throughout the district to a percentage of the total operation. Whenever possible, this district is located between a protected district and a heavier industrial area to serve as a buffer.

STAFF ANALYSIS

Although the Comprehensive Plan recommendation is for light industrial uses, Staff feels that this recommendation is outdated and a remnant from other heavy commercial uses that are no longer in the area. The Navistar Foundry was previously located across Brookville Road from the subject site and was appropriately zoned I-4. The subject site received its Comprehensive Plan light industrial recommendation at the time of the Foundry's existence, to provide for a step down in intensity of uses.

The Navistar Foundry was fully demolished and removed in 2018. On its site, a large light industrial warehouse distribution center has been developed more recently, which would normally be permitted in the I-2 district. Staff feels the proposed site should be a step down in use from this large warehouse distribution center and not an extension of its light industrial use across Brookville Road. Maintaining the C-3 zoning would provide for that step down from Industrial uses to Commercial uses.

Staff acknowledges there are a fair number of other light industrial uses to the east and south of the subject site. These sites have a greater separation from adjoining residential uses, than the subject site does. There are several single-family dwellings and a religious use adjacent to the west of the subject site. There are other parcels and dwellings to the north of the site as well.

Staff is also concerned that the approval of this I-2 zoning would allow for industrial uses to continue to creep up Brookville Road further west and north into a larger residential area. Keeping the C-3 zoning for this site would stop that industrial encroachment and act as a step down in intensity from those existing light industrial uses to the east and south.



GENERAL INFORMATION

Existing Zoning	C-3	
Existing Land Use	Undeveloped	
Comprehensive Plan	Light Industrial	
Overlay	N/A	
Surrounding Context	Zoning	Surrounding Context
	North: D-5	Undeveloped / Single-family dwellings
	South: I-4	Regional Warehouse Distribution
	East: C-7	Automobile sales
	West: C-3 / D-5	Single-family dwellings / Religious use
Thoroughfare Plan		
Brookville Road	Primary Collector	77-foot existing right-of-way and 88-foot proposed right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	N/A	
Wellfield Protection Area	N/A	
Site Plan	N/A	
Elevations	N/A	
Landscape Plan	N/A	
Commitments	N/A	
Findings of Fact	N/A	
C-S / D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)
- Infill Housing Guidelines (2021)

Pattern Book / Land Use Plan

- Comprehensive Plan recommends Light Industrial development of the site.
- 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.

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.



Department of Metropolitan Development
Division of Planning
Current Planning

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)

Not Applicable to the Site.

ZONING HISTORY

2022-CZN-867; 5400 and 5430 Greenfield Avenue and 400 Burgess Avenue (north of site), Rezoning of 2.71 acres from the D-5 district to the D-7 district to provide for multi-family development, **pending**.

2022-CZN-840 / 2022-CVR-840; 5436 Brookville Road (subject site), Rezoning of 1.60 acres from the C-3 district to the C-S district to provide for a truck retail and repair facility with related parking and limited C-4 uses and Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for loading bays in the front yard, **withdrawn**.

2008-UV2-017; 441 South Ritter Avenue (northeast of site), Variance of Use and Development Standards of the Industrial Zoning Ordinance to provide for a counseling center/meeting place for Alcoholics Anonymous in an existing 8,520-square foot building, legally establish the 8,520-square foot building with an eight-foot front setback, without landscaping in the required front yard along Ritter Avenue (landscaping required), and to legally establish a 1,392-square foot storage building with a zero-foot west side setback, Variance of Use of the Dwelling Districts Zoning Ordinance to provide for a paved, commercial drive aisle and a portion of a storage building (not permitted), **granted**.

2006-UV1-025; 441 South Ritter Avenue (east of site), Variance of Use of the Commercial Zoning Ordinance and the Dwelling Districts Zoning Ordinance to provide for the expansion of an existing roofing contractor's business permitted by variance petition 91-UV1-55, with the construction of a 2,150-square foot building for use as a metal fabrication shop (not permitted) and a Variance of Development Standards of the Commercial Zoning Ordinance to provide for a three-foot landscape strip along South Ritter Avenue, **granted**.

2006-ZON-022; 471 South Ritter Avenue (east of site), Rezoning of 0.5 acre, from the C-5 District to the C-S classification to provide for all C-4 uses, roofing contracting, catering, auto restoration, and sheet metal fabrication uses, **withdrawn**.



Department of Metropolitan Development
Division of Planning
Current Planning

2002-ZON-139; 5424 Brookville Road (southwest of site), Rezoning from the D-5 district to the C-5 classification, **denied**.

2002-ZON-134; 5536 Brookville Road (southeast of site), Rezone 0.78 acres, being in the C-1, C-5 and D-5 Districts, to C-5 classification to provide for a truck repair facility and storage, **approved**.

2000-ZON-043; 5402 Brookville Road (west of site), Rezoning from the D-5 district to the SU-1 classification, **approved**.

89-HOV-103; 5346 Brookville Road (southwest of site), Variance to provide for a pricing sign on the canopy within the required 70-foot setback from the street centerline in the C-3 district, **granted**.

87-V1-29; 5436 Brookville Road (subject site), requested a Variance to provide for a gas station canopy with a 1.5-foot setback in the C-3 district, **granted**.

RU

EXHIBITS

MEMORANDUM OF HEARING EXAMINER’S DECISION

MEMORANDUM OF EXAMINER’S DECISION

2026-ZON-023

5436 Brookville Road

The petition requests the rezoning of 1.6 acres from the C-3 district to the I-2 district to provide for light industrial uses, including warehousing and distribution.

Your Hearing Examiner visited the undeveloped site prior to the hearing and noted the residential uses west, north, and northeast of the site. Auto sales are east of it, and a warehouse distribution center is south of Brookville Road.

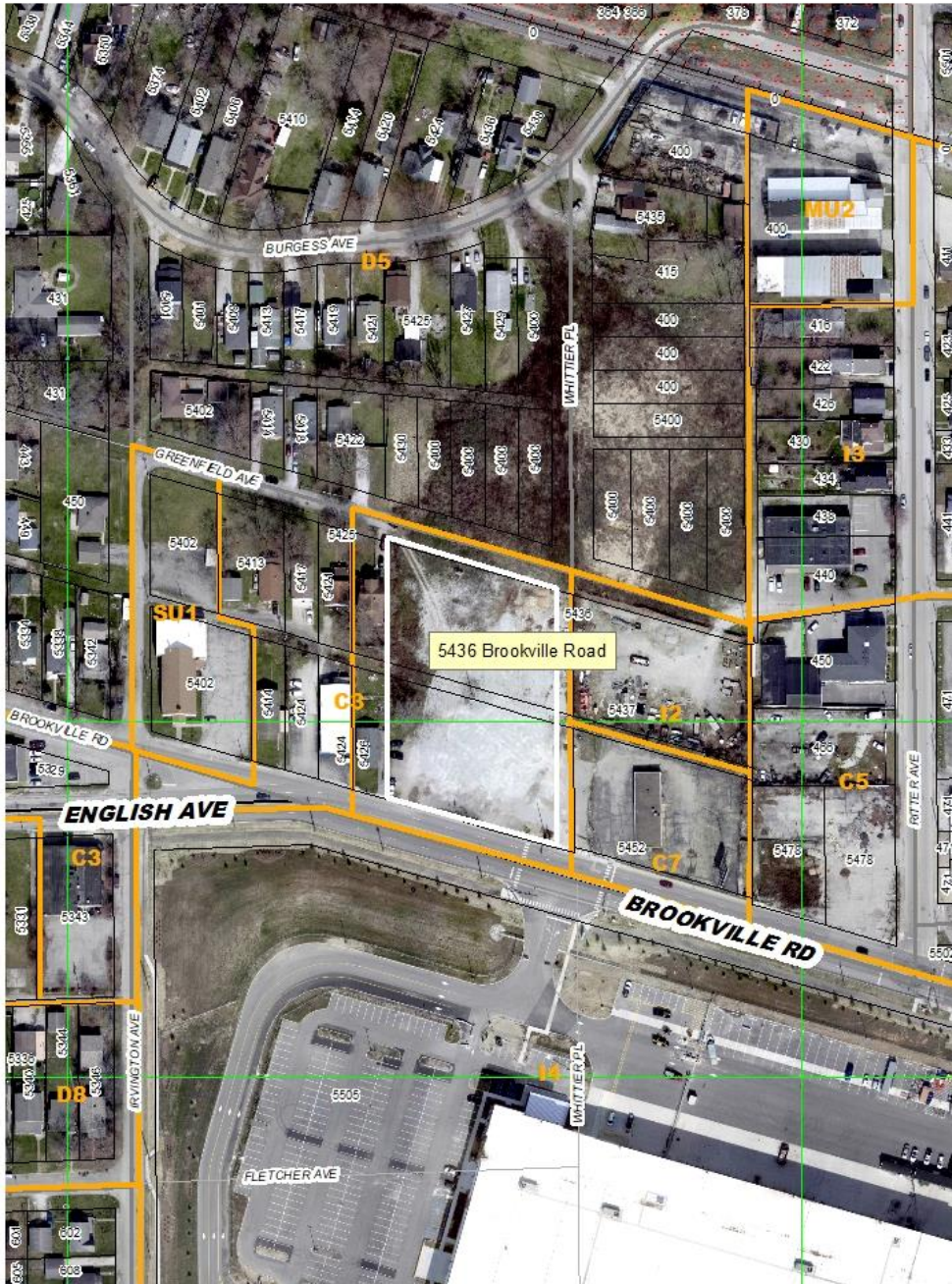
The petitioner’s representative described the previous use of the site as a gas station, which was removed about 25 years ago followed by site remediation. The intent is to build a 4,500 square foot building for warehouse distribution of nuts, bolts, and screws custom made for the trucking industry. All activity would be inside, and almost all sales would be done online. A plan of operation was submitted. Although the petitioner’s representative stated that the request was supported by two neighborhood groups and the City-County Councilor for the district, there was no written support from any of them. There was a letter of support from an adjacent property owner.

Staff explained that, because the Comp Plan was prepared when a heavy industrial use existed south of Brookville Road, light industrial development was recommended for the subject site; however, now that the site south of Brookville Road is redeveloped with a light industrial use, this site is not needed as a buffer from a heavy industrial use. Staff also expressed concern with industrial development creeping along Brookville Road and encroaching into residential areas.

In your Hearing Examiner’s opinion, the current C-3 zoning district allows for redevelopment of the site that is compatible with residential uses in the area, and industrial use of the site would have a negative impact on these residential uses. Denial of the petition was recommended.

For Metropolitan Development Commission Hearing on June 17, 2026

LOCATION MAP



PHOTOS



Subject site, looking north



Single family dwelling and neighborhood commercial to the west of subject site, looking north.



Automobile sales use to the east of site, looking northeast.



Light industrial warehouse distribution center to the south.