



METROPOLITAN DEVELOPMENT COMMISSION

January 29, 2026

Case Number: 2025-CAP-856 / 2025-CVR-856

6400, 6449, 6455, 6500, 6559, 6565, 6600, and 6833 Kentucky Avenue, and 6700, 7924, 7944, 8002, 8032, and 8210 Camby Road (approximate addresses)

Location: Decatur Township, Council District #21

Petitioner: Sabey Data Center Properties, LLC, Mindy Westrick Brown

Modification of Commitments, related to 2020-CZN-834, to add and modify commitments associated with a proposed data center use, including details of a closed-loop air cooled system, commitment to pay all related costs associated with a proposed substation and energy infrastructure for said data center, develop the site in accordance with the site plan and building elevations, file dated December 29, 2025, to provide for building heights of 30 feet for East Building A and 50 feet for West Building B, to provide for sidewalks, outdoor amenities, loading docks, short-term truck parking, landscaping, connection to sewers for various addresses on Camby Road, and dedication of public streets.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a data center technology park (not permitted) and to provide for 200 parking spaces (minimum 708 parking spaces, or one parking space for each 1,500 square feet of floor area required).

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit structure height in excess of 50 feet but no more than 75 feet within the Airspace Secondary Overlay, due to parapets and roof structures for the housing of elevators, stairways, air conditioning apparatus, cooling towers, ventilating fans, skylights, or similar equipment to operate and maintain the structure (maximum of 50 feet structures permitted).

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit utility yards and outdoor operational areas exceeding 25 percent of the gross floor area of the principal buildings for Building A (maximum of 120 percent) and Building B (maximum of 160 percent), due to the operational and infrastructure requirements associated with the proposed data center use (25 percent of gross floor area permitted).

Staff Reviewer: Bryce Patz, Manager – Current Planning

CONTINUANCE

A for cause continuance has been requested by the petitioner from the January 29, 2026 hearing, to the February 26, 2026 hearing. New notice will be required to include an additional variance.



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

12/8/2025: A Registered Neighborhood Organization has filed an Automatic Continuance, continuing this petition from the December 18, 2025, hearing, to the January 29, 2026, hearing. This will require the Hearing Examiner's acknowledgement.