



# Metropolitan Development Commission (July 2, 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 02, 2025

**Time:** 1:00 PM

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

## Business:

**Adoption of Meeting Minutes:** June 18, 2025

## Special Requests

## Policy Resolutions:

### ECONOMIC DEVELOPMENT / INCENTIVES:

#### 1. 2025-A-025

Preliminary Economic Revitalization Area Resolution for Thunderbird CC Land Partners LLC, located at 6900 English Avenue, Council District #20, Warren Township. (Recommend approval of up to (10) years real property tax abatement.)

#### 2. 2025-A-026

Preliminary Economic Revitalization Area Resolution for Roche Diagnostics Operations, Inc., located at 9115 Hague Road, Council District #4, Lawrence Township. (Recommend approval of (10) years real property tax abatement.)

#### 3. 2025-A-027

Preliminary Economic Revitalization Area Resolution for Roche Diagnostics Operations, Inc., located at 9115 Hague Road, Council District #4, Lawrence Township. (Recommend approval of (10) years personal property tax abatement.)

### COMMUNITY INVESTMENTS:

#### 4. 2025-C-001

Authorizes the Department of Metropolitan Development to negotiate and execute an agreement with Coalition for Homelessness Intervention and Prevention to provide funding for the Street to Home initiative to provide rental assistance to people currently experiencing homelessness and/or suffering from Substance Abuse Disorder in an amount not to exceed \$2,700,000 of opioid settlement funds.

## PLANNING:

#### 5. 2025-P-009

Authorizes the Director of the Department of Metropolitan Development to enter into an Interlocal Cooperation Agreement with the City of Lawrence relating to administrative and certain development plan approvals.

## Zoning Petitions:

### PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

**6. 2025-MOD-005 | 7841 Michigan Road**

Pike Township, Council District #1

C-3 / D-5

Las Palmas Supermercado, LLC, by Meghan Binkerd

Modification of Development Statement related to petition 94-Z-42 to modify Commitment 5, to allow a grocery store (current commitment prohibits grocery or convenience stores).

**7. 2025-MOD-006 | 3801 North Raceway Road**

Pike Township, Council District #11

D-6

D. R. Horton – Indiana, LLC, by Brian J Tuohy

Modification of Commitments and Site Plan related to 2024-ZON-023 to modify Commitment 2, to provide that rental units would be permitted on lots which are subject to a mortgage insured or guaranteed by the Federal Housing Administration, the Veteran's Administration and/or the United States Department of Agriculture (previous commitment requires the HOA to approve rental of units within the neighborhood, with a restriction that a maximum of 20% of the units may be rented at any one time).

**8. 2025-MOD-009 | 2934 North Hawthorne Lane**

Warren Township, Council District #9

SU-1

Vietnamese and American Buddhist Association Corporation

Modification of the Commitments and Site Plan, related to petitions 2018-MOD-012 and 2014-ZON-077, to provide for a one-story, 3,890 square foot, community center.

**9. 2025-MOD-013 | 10100 East 46th Street**

City of Lawrence, Lawrence Township, Council District #10

SU-7

Michael Jones, by Will Gooden and Elizabeth Bentz Williams

Modification of the Commitments related to petition 2001-ZON-002 to modify Commitments #3 and #4 to allow for development to be in substantial compliance with the site plan, dated April 25, 2025, and that any future change in the site plan shall be subject to Administrator's Approval, and that the use of the property shall be in substantial compliance with the narrative, dated March 28, 2025 (previous commitments required development in substantial compliance with the site plan, filed-dated March 16, 2001 and that the use be in substantial compliance with the narrative, file-dated April 3, 2001).

**10. 2025-ZON-001 | 4150 North High School Road**

Pike Township, Council District #5

Nica Auto and Fleet Repair, LLC, by Joseph D. Calderon

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

**11. 2025-ZON-048 | 122 and 130 West Raymond Street**

Center Township, Council District #18

Kio Hmung, by Raymond A. Basile

Rezoning of 0.23-acre from the C-1 district to the C-4 district to provide for an automobile repair shop.

**12. 2025-ZON-049 | 1344, 1346, and 1352 Deloss Street**

Center Township, Council District #18

Malika Choudhary, by Mark and Kim Crouch

Rezoning of 0.26-acre from the I-2 (TOD) district to the D-8 (TOD) district to provide for residential uses.

**13. 2025-ZON-050 | 526 and 534 South Keystone Avenue**

Center Township, Council District #18  
Miguel Villasol, by Mark and Kim Crouch

Rezoning of 0.37-acre from the D-5 district to the D-5II classification to provide for residential uses.

**14. 2025-ZON-051 | 4324 East New York Street**

Center Township, Council District #13  
Malak Services, LLC, by Terrance Kinnard

Rezoning of 0.08-acre from the C-3 (TOD) district to the D-5 (TOD) district legally establish a detached single-family dwelling.

**15. 2025-ZON-052 | 4446 Mann Road**

Decatur Township, Council District #21  
Dave and Sons Properties II, by David Gilman

Rezoning of 0.825-acre from the C-3 district to the C-4 district for an automobile fueling station.

**16. 2025-CZN-820 | 4221 North Emerson Avenue**

Lawrence Township, Council District #9  
Spivey Properties, LLC, by David Gilman

Rezoning of 0.789-acre from the D-2 and C-3 districts to the C-3 district to provide for neighborhood commercial uses.

**PETITIONS OF NO APPEAL (RECOMMENDED FOR DENIAL):**

**17. 2025-MOD-003 | 8302 Michigan Road**

Pike Township, Council District #1  
C-S  
Halle Properties, LLC, by Jennifer Wolfe

Modification of commitments related to 95-Z-172 and 96-Z-216, to modify Commitment 2. h. for a freestanding sign on an outlot (previous commitment permits wall signs and prohibits freestanding signs for outlots).

**Petitions for Public Hearing**

**PETITIONS FOR PUBLIC HEARING:**

**18. COMPANION PETITION DENIED BY HEARING EXAMINER, APPEAL FILED BY PETITIONER:**

**2024-CVR-855B | 1527 East 12th Street**

Center Township, Council District #13  
D-8 (FF) (FW)  
Tyler and Natalie Sadek, by Paul J. Lambie

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to build within 60 feet of the stream protection corridor (not permitted).

**19. COMPANION PETITIONS TRANSFERRED FROM HEARING EXAMINER FOR INITIAL HEARING:**

**2025-CZN-828 / 2025-CVR-828 (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 2.04 acres, from the D-5 and SU-1 districts to the D-7 district to provide for multi-family dwellings.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 30-foot-tall multi-family dwelling, with 26 units, and a community building, at 1927 East 32nd Street, with a proposed floor area ratio of 1.68 (maximum floor area ratio of 0.70 permitted), a proposed livability space ratio of 0.26 (minimum livability space ratio of 0.95 permitted), for the proposed multi-family dwellings at 1950 East 32nd Street, and a reduced perimeter yard (20-foot perimeter yard required).

**\*\*Petitioner request for 3-day waiver of the 23-day notification period for written notice for the July 2, 2025 meeting. Also, Petitioner request for continuance for cause to July 18, 2025, with additional Notice.**

**20. REZONING PETITION SCHEDULED FOR INITIAL HEARING:**

**2025-ZON-037 | 2226 Carrollton Avenue**  
Center Township, Council District #8  
Carrollton Commons, LLC, by Misha Rabinowitch

Rezoning of 1.05 acres from the D-8 district to the D-P district to provide for a 25-unit modular townhome community.

**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](mailto:planneroncall@indy.gov). Written objections to a proposal are encouraged to be filed via email at [planneroncall@indy.gov](mailto: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://www.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://www.indy.gov/WatchPreviouslyRecordedPrograms).



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

**Resolution No. 2025-A-025**

**REAL PROPERTY TAX ABATEMENT**

**Thunderbird CC Land Partners LLC  
6900 English Avenue**

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

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

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

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

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

**WHEREAS,** during a hearing at 1:00 p.m. on Wednesday, **July 2, 2025**, the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area, and sufficient evidence was provided which established Assertion 1 and some evidence was provided which tended to establish Assertions 2, 3, 4, 5, and 6 stated on the attachment to this Resolution.

**NOW, THEREFORE, BE IT RESOLVED:**

1. The Subject Real Estate is preliminarily designated as an Economic Revitalization Area for an abatement period of up to ten (10) years with a proposed abatement schedule as shown on the attachment to this Preliminary Resolution. Final designation as an Economic Revitalization Area does not occur unless a resolution confirming this Preliminary Resolution is adopted in accordance with the governing statute.
2. Designation as an Economic Revitalization Area allows abatement of property taxes, for the period indicated, only relative to the Project and **the effectiveness of the designation can be terminated by action of the Commission if:**
  - A. Construction on the Subject Real Estate is not in substantial conformance with the Project description contained in a final resolution as supplemented by information in the application, site plans, and elevations; or
  - B. Construction of the Project is not initiated within one (1) year of the date a final resolution designating the Subject Real Estate as an Economic Revitalization Area is adopted.
3. In the event the investment period, as identified on the Statement of Benefits form, covers more than one assessment cycle, it is the intention of the Commission that Marion County Auditor shall treat each year of partial assessment as the first year of the abatement deduction schedule outlined in this abatement resolution. Each new increment of assessment that occurs during the approved investment period will trigger its own deduction schedule, ensuring that the Applicant is eligible to receive the full, intended abatement savings associated with its forecasted investment, provided that the Applicant timely files with Marion County a separate deduction application (State Forms CF-1 and 322/RE) for each new increment of assessment for which it seeks an abatement deduction.
4. The Economic Revitalization Area designation terminates five (5) years after the date a final resolution is adopted; however, relative to redevelopment or rehabilitation completed before the end of the five (5) year period, this termination does not limit the period of time the Applicant or successor owner is entitled to receive an abatement of property taxes to a period of not less than eight (8) and up to ten(10) years.
5. This Economic Revitalization Area designation is limited to allowing the abatement of property taxes attributable to redevelopment or rehabilitation activities: **This designation does not allow abatement of property taxes for new manufacturing equipment pursuant to I.C. 6-1.1-12.1-4.5.** Pursuant to IC 6-1.1-12.1-2 (i), the Commission hereby limits the dollar amount of the deduction that will be allowed, with respect to redevelopment in the ERA, to those respective tax savings attributable to the development of over 1 million square feet in speculative industrial space to include a warehouse facility of 258,336 square feet with potential future growth up to 2 million square feet. The center currently houses the Monarch Beverage facility.
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 **August 20, 2025**, in the Public Assembly Room of the City-County Building for the public hearing of remonstrances and objections from persons interested in the Project and directs the publication of notice of public hearing in accordance with the governing statute. At this hearing, the Commission will take action relative to this Preliminary Resolution and determine whether the Subject Real Estate should be designated as an Economic Revitalization Area, fix the length of the abatement period at up to ten (10) years and establish an abatement schedule.
8. A copy of this Resolution shall be filed with the Marion County Assessor.

METROPOLITAN DEVELOPMENT COMMISSION

\_\_\_\_\_  
John J. Dillon III, President

\_\_\_\_\_  
Date

Approved as to Legal Form  
and Adequacy this 24th day  
of June 2025

Sheila Kinney  
Sheila Kinney,  
Asst. Corporation Counsel

**ATTACHMENT TO**  
**METROPOLITAN DEVELOPMENT COMMISSION RESOLUTION**  
**REAL PROPERTY TAX ABATEMENT**

**FACTUAL INFORMATION**

Applicant: Thunderbird CC Land Partners LLC

Subject Real Estate: 6900 English Avenue

Warren Township Parcel Numbers: 7047777, 7047778, 7047779, 7034236

**PROJECT DESCRIPTION**

Thunderbird CC Land Partners LLC will spearhead a major industrial spec development located in Warren Township on Indianapolis's east side. The project is being developed by Lauth Group Inc. The site spans approximately 150 acres and is zoned I-3 for heavy industrial use, with direct rail access. It currently includes Monarch Beverage and will undergo a \$110 million expansion that will add over 1 million square feet of speculative industrial space, including a 258,336-square-foot warehouse in Phase 1. This project is located in the Irvington-Brookville Road Allocation Area.

The development is expected to create 200 jobs with a minimum starting wage of \$18.00 per hour. Thunderbird has also committed to dedicating 5% of its tax savings to support the City's broader strategic initiatives, further underscoring its commitment to community and economic development.

**FACTUAL ASSERTIONS**

1. The Subject Real Estate:
  - A. ☐ Is in a planned area which has a tax abatement policy as a part of its plan, or
  - B. ☐ is in a planned area which has a tax abatement policy as part of its plan, but such plan does not contain a recommendation for Economic Revitalization Area designation and the recommended length of abatement, or
  - C. ☒ is not located in a planned area with a tax abatement policy.
2. ☒ The Subject Real Estate and the surrounding area are undesirable for normal development.

9. The project is allowed by zoning restrictions applicable to the subject real estate, or the necessary variance, rezoning or approval petitions are on file at the time of this application, and have final approval prior to a final hearing on this resolution.
- A. ☒ Current zoning allows project.
- B. ☐ Appropriate petition is on file.
- C. ☐ Final approval for variance, rezoning or approval petition has been granted.
4. A. ☒ The application for Economic Revitalization Area designation was filed before a building permit was obtained or construction work was initiated on the property, or
- B. ☐ substantial evidence has been provided supporting that work was started under the following appropriate exception:
5. A. ☒ The subject real estate is governed by Metropolitan Development Commission Resolution No. 01-A-041, 2001 Real Property Tax Abatement Policy for Commercial Projects, which allows up to ten years of abatement for qualifying development, or
- B. ☐ The project is eligible to receive ten (10) years tax abatement due to the following recognized exceptional circumstances which justify the longer deduction period:
6. The Subject Real Estate is:
- A. ☐ Located outside of a previously established allocation area as defined in I.C. 36-7-15.1-26, or
- B. ☒ Located in an allocation area, but has been determined by the Commission to be acceptable for real property tax abatement.

**PROPOSED ABATEMENT SCHEDULE**  
**Thunderbird CC Land Partners LLC**  
**REAL PROPERTY TAX ABATEMENT**

YEAR OF DEDUCTION	PERCENTAGE
1 <sup>st</sup>	50%
2 <sup>nd</sup>	50%
3 <sup>rd</sup>	50%
4 <sup>th</sup>	50%
5 <sup>th</sup>	50%
6 <sup>th</sup>	50%
7 <sup>th</sup>	50%
8 <sup>th</sup>	50%

**PROPOSED ABATEMENT SCHEDULE**  
**Thunderbird CC Land Partners LLC**  
**REAL PROPERTY OPPORTUNITY BUSINESS EXTENDED TAX ABATEMENT**  
*(Must be invoked by third year of deduction)*

YEAR OF DEDUCTION	PERCENTAGE
1 <sup>st</sup>	50%
2 <sup>nd</sup>	50%
3 <sup>rd</sup>	50%
4 <sup>th</sup>	50%
5 <sup>th</sup>	50%
6 <sup>th</sup>	50%
7 <sup>th</sup>	50%
8 <sup>th</sup>	50%
9 <sup>th</sup>	50%
10 <sup>th</sup>	50%

**STAFF ANALYSIS**  
**REAL PROPERTY TAX ABATEMENT**

Area Surrounding Subject Real Estate: The site is located on English Avenue between Kitley Avenue and Fintail Drive abutting the Pennsy Trail.

Current Zoning: ..... I-3

New Jobs Created:..... 200

Jobs Retained:..... None.

Estimated Cost of proposed project: \$110,000,000.00

**STAFF ANALYSIS**

Thunderbird Commerce Park is a large-scale speculative industrial development located in Warren Township on Indianapolis's east side, within the Irvington-Brookville Road Allocation Area. Led by Thunderbird CC Land Partners LLC and developed by Lauth Group Inc., the project spans approximately 150 acres of I-3 zoned land with direct rail access. The site, which currently includes Monarch Beverage, is undergoing a \$125 million expansion to add over 1 million square feet of speculative industrial space, including a 258,336-square-foot warehouse in Phase 1.

Lauth Group, a seasoned real estate and construction firm brings a proven track record of delivering commercial and industrial developments across the U.S. Their approach to Thunderbird includes strategic replating, expansion of trucking operations, and adherence to municipal zoning standards. These efforts and long-term vision to attract industrial tenants and grow the region's logistics and warehousing capabilities, aligned with the City's goals for economic development within the TIF area.

In addition to the physical expansion, Thunderbird CC Land Partners Inc. has demonstrated a strong commitment to community and workforce engagement by collaborating with local organizations. The development aims to connect surrounding neighborhoods with job opportunities and career pathways. The project is expected to create 200 jobs with a minimum starting wage of \$18.00 per hour, and 5% of the developer's tax savings will be reinvested in the City's strategic initiatives—supporting broad-based economic opportunity and equitable growth across 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 up to ten (10) years real property tax abatement.

[ Remainder left intentionally blank]



## **TOTALITY OF BENEFITS**

**PETITIONER:**

**Thunderbird CC Land Partners LLC**

**INVESTMENT:**

Staff estimates that the proposed investment of \$110,000,000.00 should result in an increase to the tax base of approximately \$77,000,000.00 of assessed value. Staff estimates that over the eight (8) year real property tax abatement period the petitioner will realize savings of approximately \$8,820,812.00 (a 50.3%% savings). During the abatement period, the petitioner is expected to pay an estimated \$8,707,192.25 in real property taxes relative to the new investment. This is in addition to the current taxes being paid on the properties in the amount of 859,768.80 annually (pay 2025 taxes). After the tax abatement expires, the petitioner can be expected to pay an estimated \$2,298,471.63 in real property taxes annually on the new improvements, in addition to the annual taxes attributable to the current value of the land.

**OPPORTUNITY  
INDUSTRY  
INCENTIVE:**

The petitioner has agreed to target Opportunity Industries in their marketing effort to lease or sell the developed property. If petitioner successful in leasing at least 51% of the gross leasable area of any building to such an industry, then the petitioner will be entitled to an alternate deduction schedule, including two (2) more years of deduction on the building(s) thus occupied. Staff estimates that if all buildings qualify for the enhanced real property tax abatement, the petitioner will realize an additional tax savings of approximately \$2,205,203.00, in addition to the tax savings realized during the initial abatement term. The petition would also pay an additional \$2,126,798.00 in real property taxes during the enhanced abatement term.

**EMPLOYMENT:**

The petitioner estimates that this project will create a minimum of two hundred (200) positions at a minimum wage of not less than \$18.00/hr. Staff finds these figures to be reasonable for a project of this nature.

**OTHER BENEFITS:**

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

**STAFF COMMENT:**

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



# Thunderbird Commerce Commercial Park 6900 English Ave. Indianapolis IN 46219

Item 1.



Project Site



Produced by: DMD - Battle06/2025

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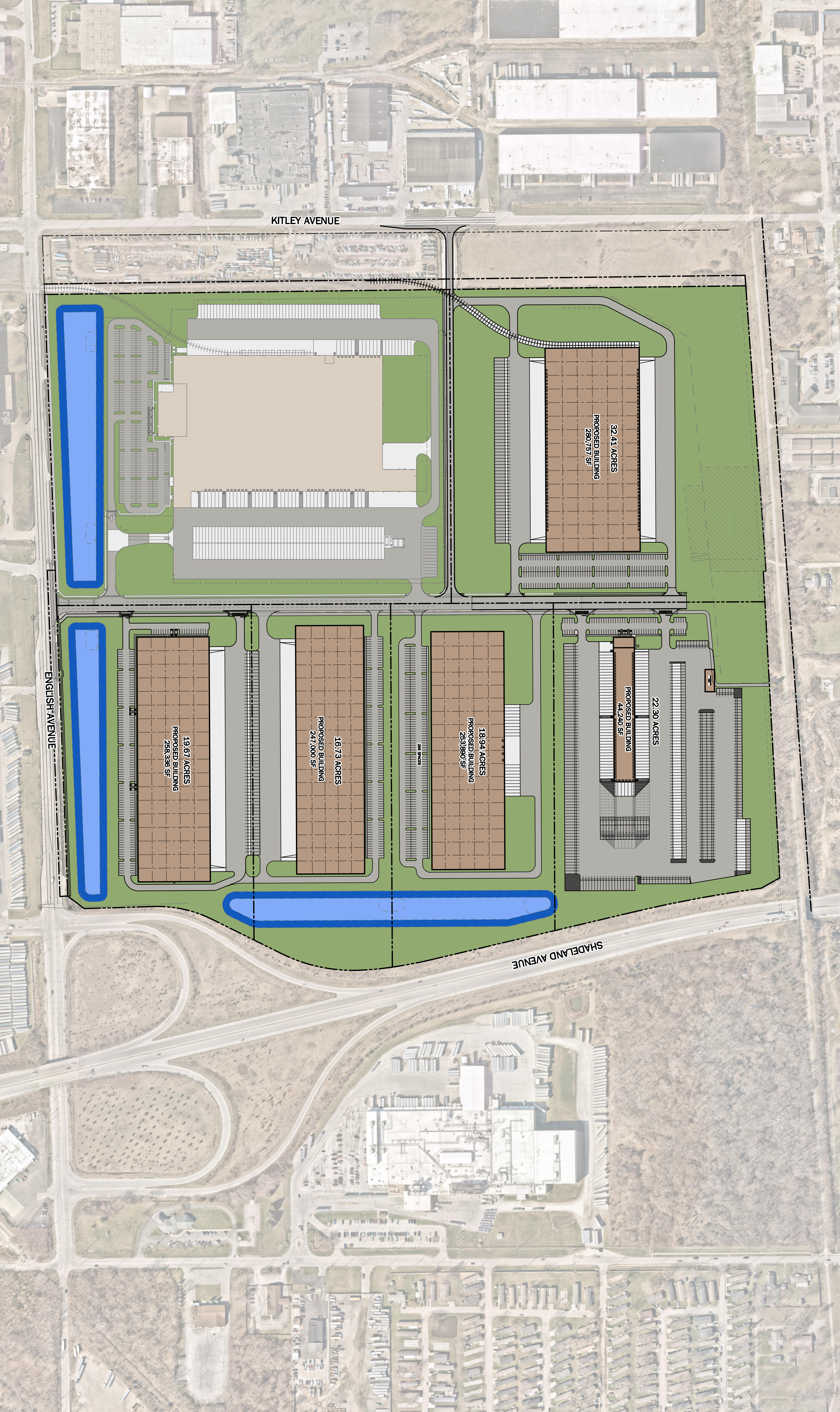
1,000

2,000

4,000 Feet







OVERALL CONCEPTUAL SITE LAYOUT

April 8, 2025



SCALE: 1" = 150'



Thunderbird Business Park  
S Kitley Ave & English Ave  
Indianapolis, Indiana



**METROPOLITAN DEVELOPMENT COMMISSION OF**

**MARION COUNTY, INDIANA**

**PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION**

**Resolution No. 2025-A-026**

**REAL PROPERTY TAX ABATEMENT**

**Roche Diagnostics Operations, Inc.**

9115 Hague Road

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

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

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

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

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

**WHEREAS,** during a hearing at 1:00 p.m. on Wednesday, **July 2, 2025**, the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area, and sufficient evidence was provided which established Assertion 1 and some evidence was provided which tended to establish Assertions 2, 3, 4, 5, and 6 stated on the attachment to this Resolution.

**NOW, THEREFORE, BE IT RESOLVED:**

1. The Subject Real Estate is preliminarily designated as an Economic Revitalization Area for an abatement period of up to ten (10) years with a proposed abatement schedule as shown on the attachment to this Preliminary Resolution. Final designation as an Economic Revitalization Area does not occur unless a resolution confirming this Preliminary Resolution is adopted in accordance with the governing statute.

2. Designation as an Economic Revitalization Area allows abatement of property taxes, for the period indicated, only relative to the Project and **the effectiveness of the designation can be terminated by action of the Commission if:**
  - A. Construction on the Subject Real Estate is not in substantial conformance with the Project description contained in a final resolution as supplemented by information in the application, site plans, and elevations; or
  - B. Construction of the Project is not initiated within one (1) year of the date a final resolution designating the Subject Real Estate as an Economic Revitalization Area is adopted.
3. In the event the investment period, as identified on the Statement of Benefits form, covers more than one assessment cycle, it is the intention of the Commission that Marion County Auditor shall treat each year of partial assessment as the first year of the abatement deduction schedule outlined in this abatement resolution. Each new increment of assessment that occurs during the approved investment period will trigger its own deduction schedule, ensuring that the Applicant is eligible to receive the full, intended abatement savings associated with its forecasted investment, provided that the Applicant timely files with Marion County a separate deduction application (State Forms CF-1 and 322/RE) for each new increment of assessment for which it seeks an abatement deduction.
4. The Economic Revitalization Area designation terminates five (5) years after the date a final resolution is adopted; however, relative to redevelopment or rehabilitation completed before the end of the five (5) year period, this termination does not limit the period of time the Applicant or successor owner is entitled to receive an abatement of property taxes to a period of up to ten (10) years.
5. This Economic Revitalization Area designation is limited to allowing the abatement of property taxes attributable to redevelopment or rehabilitation activities: **This designation does not allow abatement of property taxes for new manufacturing equipment pursuant to I.C. 6-1.1-12.1-4.5.** Pursuant to IC 6-1.1-12.1-2 (i), the Commission hereby limits the dollar amount of the deduction that will be allowed, with respect to redevelopment in the ERA, to those respective tax savings attributable to the redevelopment of buildings number twenty-two (22) at approximately 1,533,220 square feet.
6. Under the authority of I.C. 6-1.1-12.1, the Commission directs the Department of Metropolitan Development to survey projects receiving Economic Revitalization Area designation for compliance with job creation/retention figures, salaries associated with these figures and investment figures contained in the Applicant's approved statement of benefits form. The annual date of survey shall be contained in a final resolution designating the property as an Economic Revitalization Area.
7. The Commission fixes 1:00 p.m. on Wednesday, **August 20, 2025**, in the Public Assembly Room of the City-County Building for the public hearing of remonstrances and objections from persons interested in the Project and directs the publication of notice of public hearing in accordance with the governing statute. At this hearing, the Commission will take action relative to this Preliminary Resolution and determine whether the Subject Real Estate should be designated as an Economic Revitalization Area, fix the length of the abatement period at up to ten (10) years and establish an abatement schedule.
8. A copy of this Resolution shall be filed with the Marion County Assessor.

METROPOLITAN DEVELOPMENT COMMISSION

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John J. Dillon III, President

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Date

Approved as to Legal Form  
and Adequacy this day  
of June 2025

Sheila Kinney 6/25/2025  
Sheila Kinney,  
Assistant Corporation Counsel

**ATTACHMENT TO**

**METROPOLITAN DEVELOPMENT COMMISSION RESOLUTION**

**REAL PROPERTY TAX ABATEMENT**

**FACTUAL INFORMATION**

Applicant: Roche Diagnostics Operations Inc.

Subject Real Estate: 9115 Hague Road

Lawrence Township Parcel Numbers: 4001191, 4002962, 4017684, 4018101, 4018102, 4018726, 4019148, 4019149, 4019352, 4019586, 4020733, 4020734, 4021980, 4023431, 4023432, 4025698, 4026615, 4026616, 4026932, and 4045149.

**PROJECT DESCRIPTION**

Roche Diagnostics Operations, Inc. is investing up to \$550 million to expand its diagnostics campus on Indianapolis NE side by 2030, establishing itself as a global hub for the manufacturing of continuous glucose monitoring (CGM) systems, including the Accu-Chek SmartGuide. The Indianapolis site currently serves as Roche Diagnostics' North American headquarters and is one of only two global distribution hubs.

The expansion includes \$120 million for new construction, \$25 million to upgrade existing facilities, and \$405 million for advanced machinery and equipment to support key product lines. This investment is aimed at strengthening U.S. production capabilities and improving access to diabetes management tools.

The project is expected to create approximately 650 new jobs—primarily in advanced manufacturing and laboratory positions with an average salary of \$35/hr. with a significant portion dedicated to Marion County residents. The company will retain over 2600 jobs with an average wage of \$42/hr. 5% of tax savings will be donated in support of the Indy Achieves Completion grant.

**FACTUAL ASSERTIONS**

1. The Subject Real Estate:
  - A.   x   Is in a planned area which has a tax abatement policy as a part of its plan, or
  - B.       is in a planned area which has a tax abatement policy as part of its plan, but such plan does not contain a recommendation for Economic Revitalization Area designation and the recommended length of abatement, or
  - C.       is not located in a planned area with a tax abatement policy.
2.   x   The Subject Real Estate and the surrounding area are undesirable for normal development.

3. The project is allowed by zoning restrictions applicable to the subject real estate, or the necessary variance, rezoning or approval petitions are on file at the time of this application and have final approval prior to a final hearing on this resolution.
  - A. ☒ Current zoning allows project.
  - B. ☐ Appropriate petition is on file.
  - C. ☐ Final approval for variance, rezoning or approval petition has been granted.
4. A. ☒ The application for Economic Revitalization Area designation was filed before a building permit was obtained, or construction work was initiated on the property, or
  - B. ☐ substantial evidence has been provided supporting that work was started under the following appropriate exception:
5. A. ☒ The subject real estate is governed by Metropolitan Development Commission Resolution No. 01-A-041, 2001 Real Property Tax Abatement Policy for Commercial Projects, which allows up to ten years of abatement for qualifying development, or
  - B. ☐ The project is eligible to receive ten (10) years tax abatement due to the following recognized exceptional circumstances which justify the longer deduction period:
6. The Subject Real Estate is:
  - A. Located outside of a previously established allocation area as defined in I.C. 36-7-15.1-26, or
  - B. ☒ Located in an allocation area, but has been determined by the Commission to be acceptable for real property tax abatement.



**PROPOSED ABATEMENT SCHEDULE**  
**Roche Diagnostics Operations Inc.**  
**REAL PROPERTY TAX ABATEMENT**

YEAR OF DEDUCTION	PERCENTAGE
1 <sup>st</sup>	75%
2 <sup>nd</sup>	75%
3 <sup>rd</sup>	75%
4 <sup>th</sup>	75%
5 <sup>th</sup>	75%
6 <sup>th</sup>	75%
7 <sup>th</sup>	75%
8 <sup>th</sup>	75%
9 <sup>th</sup>	75%
10 <sup>th</sup>	75%

**STAFF ANALYSIS**  
**REAL PROPERTY TAX ABATEMENT**

Area Surrounding Subject Real Estate: The site is located on the northeast side of Indianapolis in Lawrence Township, just south of 96th Street and on the east side of Hague Road.

Current Zoning: ..... C-3

New Jobs Created: ..... 650 at \$35/hr.

Jobs Retained: ..... 2634 at \$42/hr.

Estimated Cost of proposed project: \$145,000,000.00

**STAFF ANALYSIS**

Founded in 1896 in Basel, Switzerland, Roche is the world's largest biotechnology company and a global leader in in-vitro diagnostics. Its Indianapolis campus, home to over 2,600 employees, serves as the North American headquarters for Roche Diagnostics and plays a critical role in global research, manufacturing, and distribution. The site is one of only two global distribution hubs and currently produces more than 5 billion Accu-Chek diabetes test strips annually. Roche has pioneered diagnostics solutions for cancer, cardiac health, infectious diseases, women's health, and diabetes management.

Roche Diagnostics has announced a \$550 million expansion of its Indianapolis campus, transforming the site into a global manufacturing hub for its next-generation continuous glucose monitoring (CGM) systems, including the Accu-Chek Smart Guide. The investment includes \$120 million for new construction, \$25 million to upgrade existing facilities, and \$405 million for advanced machinery and equipment to support key product lines. Production of CGM systems is expected to begin within three years, solidifying Indianapolis's role as a cornerstone of Roche's innovation and global supply chain.

The expansion will create approximately 650 new jobs, primarily in advanced manufacturing and laboratory roles, with starting wages of \$35 per hour. Roche will also retain its more than 2,600 existing employees, whose average wage is \$42+ per hour. As part of its commitment to the city's broad base economic growth, Roche will contribute 5% of its tax savings to the Indy Achieves Completion Grant program to support local workforce development and education.

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

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

**RECOMMENDATION:** Staff recommends approval of ten (10) years real property tax abatement.

**TOTALITY OF BENEFITS**

<b><u>PETITIONER:</u></b>	Roche Diagnostics Operations Inc.
<b><u>INVESTMENT:</u></b>	Staff estimates that the proposed investment of \$145,000,000.00 should result in an increase to the tax base of approximately \$110,305,200.00 of assessed value. Staff estimates that over the ten (10) year real property tax abatement period the petitioner will realize savings of approximately \$18,301,725.00 (a 75% savings). During the abatement period, the petitioner is expected to pay an estimated \$6,100,0575.00 in real property taxes relative to the new investment. This is in addition to the current taxes being paid on the properties in the amount of \$1,550,646.88 annually (pay 2025 taxes). After the tax abatement expires, the petitioner can be expected to pay an estimated \$2,440,230.00 in real property taxes annually on the new improvements, in addition to the annual taxes attributable to the current value of the land.
<b><u>EMPLOYMENT:</u></b>	The petitioner estimates that this project will retain two-thousand sixty-hundred and thirty-four (2,634) positions with an average wage of \$42-\$52/hr. and create a minimum of six-hundred and fifty (650) positions at an average wage of not less than \$35/hr. Staff finds these figures to be reasonable for a project of this nature.
<b><u>OTHER BENEFITS:</u></b>	Staff believes this project is significant for Lawrence Township in terms of new taxes and potential job creation and retention. Furthermore, staff believes the petitioner's project will lead to continued future investment and development in Marion County.
<b><u>STAFF COMMENT:</u></b>	Staff believes the "Totality of Benefits" arising from the project are sufficient to justify the granting of the tax abatement.

# Roche Diagnostics Operations, Inc 9115 Hague Rd

Item 2.



The yellow line surrounds the building that is part of a \$25,000,000 renovation to occur in year 1 of the investment.

The red line surrounds a large grassy area along 89th St. This area is part of a \$110,000,000 new construction of multiple buildings to begin in year 2 of the investment.

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

**Resolution No. 2025-A-027**

**PERSONAL PROPERTY TAX ABATEMENT**

**Roche Diagnostics Operations, Inc.**  
9115 Hague Road

**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 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, July 2, 2025, 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 ten (10) years with a proposed abatement schedule as shown on the attachment to this Preliminary Resolution. Final designation as an Economic Revitalization Area does not occur unless a resolution confirming this Preliminary Resolution is adopted in accordance with the governing statute.
2. Designation as an Economic Revitalization Area allows 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, 2031. Accordingly, partial abatement of property taxes is allowed relative to Specified New Equipment installed and in operation on the Subject Real Estate during the period August 20, 2025, to December 31, 2031.** 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 ten (10) 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 \$405,000,000.00.
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, August 20, 2025, 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 ten (10) years.
8. A copy of this Resolution shall be filed with the Marion County Assessor.

**METROPOLITAN DEVELOPMENT COMMISSION**

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John J. Dillon III, President

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Date

Approved as to Legal Form  
and Adequacy this    day  
of June 2025

*Sheila Kinney*    6/25/2025

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Sheila Kinney,  
Asst. Corporation Council

**ATTACHMENT TO**

**METROPOLITAN DEVELOPMENT COMMISSION RESOLUTION**

**PERSONAL PROPERTY TAX ABATEMENT**

**FACTUAL INFORMATION**

Applicant: Roche Diagnostics Operations, Inc.

Subject Real Estate: 9115 Hague Road

Lawrence Township Parcel Numbers: 4001191, 4002962, 4017684, 4018101, 4018102, 4018726, 4019148, 4019149, 4019352, 4019586, 4020733, 4020734, 4021980, 4023431, 4023432, 4025698, 4026615, 4026616, 4026932, and 4045149.

**PROJECT DESCRIPTION**

Roche Diagnostics Operations, Inc. is investing up to \$550 million to expand its diagnostics campus on Indianapolis NE side by 2030, establishing itself as a global hub for the manufacturing of continuous glucose monitoring (CGM) systems, including the Accu-Chek SmartGuide. The Indianapolis site currently serves as Roche Diagnostics' North American headquarters and is one of only two global distribution hubs.

The expansion includes \$120 million for new construction, \$25 million to upgrade existing facilities, and \$405 million for advanced machinery and equipment to support key product lines. This investment is aimed at strengthening U.S. production capabilities and improving access to diabetes management tools.

The project is expected to create approximately 650 new jobs—primarily in advanced manufacturing and laboratory positions with an average salary of \$35/hr. with a significant portion dedicated to Marion County residents. The company will retain over 2600 jobs with an average wage of \$42+/hr. 5% of tax savings will be donated in support of the Indy Achieves Completion grant.

**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**

YEAR OF DEDUCTION	PERCENTAGE
1 <sup>st</sup>	75%
2 <sup>nd</sup>	75%
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8 <sup>th</sup>	75%
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**STAFF COMMENT**  
**PERSONAL PROPERTY TAX ABATEMENT**

Street Address: ..... 9115 Hague Road

New Jobs Created ..... 650 at \$35/hr.

Jobs Retained: ..... 2634 at 42/hr.

Estimated Cost of Equipment: \$405,000,000.00

**STAFF ANALYSIS**

Founded in 1896 in Basel, Switzerland, Roche is the world's largest biotechnology company and a global leader in in-vitro diagnostics. Its Indianapolis campus, home to over 2,600 employees, serves as the North American headquarters for Roche Diagnostics and plays a critical role in global research, manufacturing, and distribution. The site is one of only two global distribution hubs and currently produces more than 5 billion Accu-Chek diabetes test strips annually. Roche has pioneered diagnostics solutions for cancer, cardiac health, infectious diseases, women's health, and diabetes management.

Roche Diagnostics has announced a \$550 million expansion of its Indianapolis campus, transforming the site into a global manufacturing hub for its next-generation continuous glucose monitoring (CGM) systems, including the Accu-Chek SmartGuide. The investment includes \$120 million for new construction, \$25 million to upgrade existing facilities, and \$405 million for advanced machinery and equipment to support key product lines. Production of CGM systems is expected to begin within three years, solidifying Indianapolis's role as a cornerstone of Roche's innovation and global supply chain.

The expansion will create approximately 650 new jobs, primarily in advanced manufacturing and laboratory roles, with starting wages of \$35 per hour. Roche will also retain its more than 2,600 existing employees, whose average wage is \$42-\$52 per hour. As part of its commitment to the city's broad base economic growth, Roche will contribute 5% of its tax savings—an estimated \$2 million—to the Indy Achieves Completion Grant program to support local workforce development and education.

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

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

**RECOMMENDATION:** Staff recommends approval of ten (10) years personal property tax abatement.

**TOTALITY OF BENEFITS**

<b><u>PETITIONER:</u></b>	Roche Diagnostics Operations, Inc.
<b><u>INVESTMENT:</u></b>	Staff estimates that the proposed investment of \$405,000,000.00 should result in an increase to the tax base of approximately \$162,000,000.00 of assessed value in the first year of operation. Staff estimates that over the ten (10) year personal property tax abatement period the petitioner will realize savings of approximately \$26,607,892.50 (a 75% savings). During the abatement period, the petitioner is expected to pay an estimated \$8,869,297.50 in personal property taxes related to the new equipment. After the tax abatement expires, the petitioner can be expected to pay an estimated \$3,040,902.00 in personal property taxes annually related to the new equipment.
<b><u>EMPLOYMENT:</u></b>	The petitioner estimates that this project will retain two-thousand sixty-hundred and thirty-four (2,634) positions with an average wage of \$42-\$52/hr. and create a minimum of six-hundred and fifty (650) positions at an average wage of not less than \$35/hr. Staff finds these figures to be reasonable for a project of this nature.
<b><u>OTHER BENEFITS:</u></b>	Staff believes this project is significant for Lawrence 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.
<b><u>STAFF COMMENT:</u></b>	Staff believes the "Totality of Benefits" arising from the project are sufficient to justify the granting of the tax abatement.

# Roche Diagnostics Operations, Inc 9115 Hague Rd

Item 3.



The yellow line surrounds the building that is part of a \$25,000,000 renovation to occur in year 1 of the investment.

The red line surrounds a large grassy area along 89th St. This area is part of a \$110,000,000 new construction of multiple buildings to begin in year 2 of the investment.

METROPOLITAN DEVELOPMENT COMMISSION  
OF  
MARION COUNTY, INDIANA

RESOLUTION NO. 2025-C-001

**WHEREAS**, substance abuse and inadequate recovery support services persist in the Indianapolis community; and

**WHEREAS**, City desires to address, reduce, treat, and prevent substance abuse and the deleterious effects of inadequate recovery support services in Indianapolis; and

**WHEREAS**, the Department of Metropolitan Development, with funding provided through the national Opioid Settlement Fund, desires to enter into an Agreement with Coalition for Homelessness Intervention and Prevention to provide funding for the Street to Home Indy initiative to assist City efforts to provide recovery services and programs related to Substance Abuse Disorder and rental assistance to people currently experiencing street homelessness; and

**WHEREAS**, the national Opioid Settlement Fund has published a List of Opioid Remediation Uses to include programs and facilities that provide supportive housing for persons suffering from Substance Abuse Disorder, and

**WHEREAS**, Coalition for Homelessness Intervention and Prevention and their subcontractors are qualified to deliver the housing and services necessary to expand supportive housing and recovery services for persons suffering from Substance Abuse Disorder.

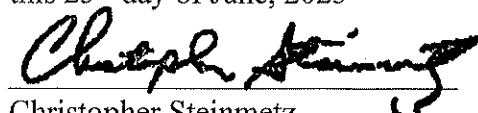
**NOW, THEREFORE, BE IT RESOLVED THAT:**

The Department of Metropolitan Development is hereby authorized to negotiate and execute an agreement with Coalition for Homelessness Intervention and Prevention to provide funding for the Street to Home initiative to provide funding for rental assistance to people currently experiencing homelessness and/or suffering from Substance Abuse Disorder in an amount not to exceed \$2,700,000.

DATE: \_\_\_\_\_

\_\_\_\_\_  
John J. Dillon III, President  
Metropolitan Development Commission

Approved as to legal form and adequacy  
this 25<sup>th</sup> day of June, 2025

  
\_\_\_\_\_  
Christopher Steinmetz  
Assistant Corporation Counsel

**METROPOLITAN DEVELOPMENT COMMISSION**  
**MARION COUNTY, INDIANA**  
**RESOLUTION NO. 2025-P-009**

**WHEREAS**, under Indiana Code §36-1-7, the Parties are authorized to enter into an interlocal cooperation agreement to undertake projects and activities necessary or useful in the furtherance of their respective purposes, and Indiana Code §36-1-7-2(b) permits agreements for the exchange of services between Indiana governmental entities to be executed pursuant to the guidelines set forth in Indiana Code §36-1-7-12; and

**WHEREAS**, Senate Enrolled Act No. 2021-392 (“**SEA 392**”) amended several provisions of Indiana Code chapter 36-7-4 related to the planning and zoning functions for Excluded Cities, effective July 1, 2021; and

**WHEREAS**, the Parties wish to ensure that zoning and planning functions continue to be performed in an efficient, effective manner consistent with the needs of the Parties and compliant with SEA 392;

**WHEREAS**, the Parties have reached an agreement related to the delegation of certain development plan reviews and administrative approval petitions (as further defined herein) which may arise in response to certain zoning classifications and/or zoning approvals;

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

1. The Director of DMD is hereby authorized to enter into an interlocal cooperation agreement in substantial conformity with the agreement attached hereto as Exhibit A with the City of Lawrence.
2. The Director of DMD is hereby authorized and directed to take such further actions and execute such documents as are deemed necessary or advisable to effectuate the authorizations set forth in this Resolution.
3. This Resolution shall take effect immediately upon adoption by the Commission.

Approved as to legal form and adequacy:

Metropolitan Development Commission:

By: \_\_\_\_\_

By: \_\_\_\_\_

Ethan L. Hudson , Asst. Corp. Counsel

John J. Dillon III, President

Date: \_\_\_\_\_

**METROPOLITAN DEVELOPMENT COMMISSION**

**July 2, 2025**

**Case Number:** 2024-CVR-855 / 2024-CPL-855

**Property Address:** 1527 East 12th Street (Approximate Address)

**Location:** Center Township, Council District #13

**Petitioner:** Tyler and Natalie Sadek, by Paul Lambie

**Current Zoning:** D-8 (FF) (FW)  
2024-CVR-855A

**Request:** Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached single-family dwelling on proposed Lot 3, with a front building line of approximately 210 feet (front building line range between 10 feet of 19.9 feet required).  
2024-CVR-855B

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to build within 60 feet of the stream protection corridor (not permitted).

**Current Land Use:** Undeveloped

**Staff Recommendations:** Staff is recommending denial of petition 2024-CVR-855B.

**Staff Reviewer:** Desire Irakoze, Principal Planner II

**PETITION HISTORY**

**ADDENDUM JULY 2, 2025 METROPOLITAN DEVELOPMENT COMMISSION**

The Metropolitan Development Commission continued this petition from the June 18, 2025 hearing, to the July 2, 2025 hearing, at the request of the petitioner's representative. During the June 18 hearing, the petitioner's representative formally withdrew the appeal of **2024-CPL-855** and **2024-CVR-855A**. As a result, only **2024-CVR-855A** remains under consideration.

No new information has been submitted to the file since the previous hearing. However, Staff has received letters of support for **2024-CVR-855B** from neighborhood residents.

Staff is still recommending for denial for petition **2024-CVR-855B**.

**ADDENDUM JUNE 18, 2025 METROPOLITAN DEVELOPMENT COMMISSION**

This petition was heard by the Hearing Examiner on May 29, 2025. After a full hearing, the Hearing Examiner rendered the following decisions:

**Approved Petitions**



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

- **2025-CPL-855:** The subdivision plat for the replat of Lot 29 in Milligan's Park Lane Addition was approved, subdividing 1.878 acres into three lots.
- **2024-CVR-855A:** Allows a detached single-family dwelling on proposed Lot 3, with a front building line of approximately 210 feet, despite the required range of 10–19.9 feet.

**Denial Petitions**

- **2024-CVR-855B:** Request to build within 60 feet of the Stream Protection Corridor (Pogue's Run) was not permitted.

Following the decision, the petitioner filled an appeal of the Hearing Examiner's decision of Petitions 2025-CVR-855A, and 2025-CVR-855B. A memorandum outlining the Hearing Examiner's decision is attached.

The petitioner does not wish to appeal the **approval** of 2025-CVR-855A, but instead to amend the approval to include not only Lot 3 but Lot 2 as well. Staff's position is that this would have had to occur prior to the outcome of the petition, and the Lot 2 will require a separate filling.

Staff is still **recommending denial** of the petition 2024-CVR-855B.

**ADDENDUM MAY 29, 2025 HEARING EXAMINER**

This petition was continued from the May 15, 2025 hearing to the May 29, 2025 hearing at the request of the petitioner.

The petitioner agreed to three commitments from a registered neighborhood organization

- (1) That the petitioner repairs any damage to the alley inflicted during construction,
- (2) That they control all runoff during construction to prevent erosion and protect water quality,
- (3) That they protect the large specimen trees on the property, including the tulip tree on the banks of Pogue's Run.

Staff has no objection to the commitments.

**ADDENDUM MAY 15, 2025 HEARING EXAMINER**

The petitioner submitted an amended site plan, which includes a 25-foot buffer from Pogue's Run, based on the soil report from Marion County Soil & Water Conservation District. However, staff believes the current site plan does not demonstrate practical difficulty. Alternative configurations of the site plan exist that would allow development while complying with the stream protection corridor, thus the hardship criteria cannot be satisfied.

Therefore, staff still **recommends denial** of the variance of development standards request to build within 60 feet of the stream protection corridor

Staff recommends **approval** of the Variance of development standards request from the front building line of approximately 210 feet.

Staff recommends that the Hearing Examiner **approve** and find that the plat, file-dated March 19, 2025 complies with the standards of the Subdivision regulations, subject to the following conditions:

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

1. That the applicant provides a bond, as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
12. The plat shall be recorded within two (2) years after the date of conditional approval by the Hearing Examiner.

**ADDENDUM APRIL 10, 2025 HEARING EXAMINER**

This is petition was continued from the March 27, 2025 hearing to the April 10, 2025 hearing.

This petition was continued for cause from April 10, 2025 hearing to the May 15, 2025 hearing at the request of remonstrator. To allow additional time for Marion County Soil & Water Conservation District to review the site.

**ADDENDUM MARCH 27, 2025 HEARING EXAMINER**

This petition was continued for cause to continue this matter from the February 27, 2025 hearing to the March 27, 2025 hearing to allow additional time to review the building plans and if new notice is needed.

A variance request was added to allow the building within 60 feet of the stream protection corridor.

**ADDENDUM FEBRUARY 27, 2025 HEARING EXAMINER**

This petition was continued from the January 23, 2025 hearing to the February 27, 2025 hearing.

**JANUARY 23, 2025**

This is the first public hearing for this petition.

**STAFF RECOMMENDATION**

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

Staff recommends **denial** of the Variance request from **744-205**, to allow for construction in the stream protection corridor.

Staff recommends **approval** of the Variance request from **744-701**, to allow an increase in the front building line.

Staff recommends that the Hearing Examiner **approval** and find that the plat, file-dated 3/19/2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provides a bond, as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
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12. The plat shall be recorded within two (2) years after the date of conditional approval by the Hearing Examiner.

## PETITION OVERVIEW

### LAND USE

The 19.89-acre subject is currently an undeveloped residential use.

### VARIANCE OF DEVELOPMENT STANDARDS

The petition has requested two variances of development standards.

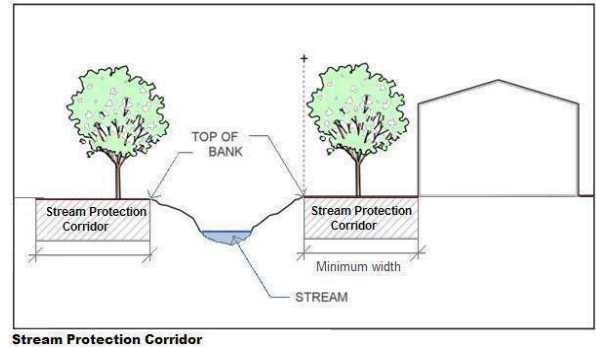
This petition is seeking relief from section from ordinance Table 744-701-2, to increase the max front building line to 210, the current build range is 10' to 19.9', this would be an increase of 190'

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

This petition is seeking relief from section from ordinance Table 744-205-2, to allow construction of the residential building unit within 60' of the stream protection corridor.

**Table 744-205-1: Stream Protection Corridor Widths**

Context Area	Category One Streams	Category Two (Other Mapped Streams)
Compact	60 feet	25 feet
Metro	100 feet	50 feet



## PLAT

The plat would replat Milligan's Park Lane Addition Lot 29, dividing 1.878 acres into three lots. The proposed plat would meet the standards of the D-8 district except for development standards induced in the companion variance request.

## STREETS

Lots One, Two and Three have frontage of off 12<sup>th</sup> street, no new street is proposed.

## SIDEWALKS

Sidewalks are existing along 12th Street.

## STAFF ANALYSIS

The petitioner's request to plat three lots represents minimal density compared to the surrounding neighborhood pattern. Given the property's unique physical conditions that significantly limit development options, staff recommends **approval** of the development standards variance.

Staff recommends **denial** of the intrusion into the stream protection corridor. The function of the stream protection corridor is to control erosion, improve water quality, provide flood storage, and preserve habitat and aesthetics. No hardship exists as the petitioner can still reasonably develop the property without encroachment, as demonstrated in Petitioner's Exhibit B, without the granting of this variance.

## GENERAL INFORMATION

Existing Zoning	D-A	
Existing Land Use	Undeveloped	
Comprehensive Plan	Large-Scale Park	
Surrounding Context	Zoning	Land Use

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

North:	D-8	Residential (Single-family dwellings)
South:	D-3	Residential (Single-family dwellings)
East:	D-8	Residential (Single-family dwellings)
West:	D-8	Residential (Single-family dwellings)
<b>Thoroughfare Plan</b>		
12 <sup>th</sup> Street	Local Street	48-foot existing right-of-way
<b>Context Area</b>	Compact	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	No	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	12/10/2024	
<b>Site Plan (Amended)</b>	3/19/2025	
<b>Elevations</b>	N/A	
<b>Elevations (Amended)</b>	N/A	
<b>Landscape Plan</b>	N/A	
<b>Findings of Fact</b>	12/10/2024	
<b>Findings of Fact (Amended)</b>	3/19/2025	
<b>C-S/D-P Statement</b>	N/A	

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

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

### Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book (2019) recommends **Large-Scale Parks** are generally over 10 acres in size.
  - Due to the nature of this typology, it does not have any recommended land uses

### 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

- **SITE CONFIGURATION**

- **Front Setbacks**

- 1. When Setbacks are Different, Build in the 'Setback Range'
    - If setbacks are varied, new construction should fall in range between the shortest and longest distances from the right-of-way (i.e. streets or sidewalks) to houses

- **Building Orientation**

- Orient Towards the Street Orient the front façade of a house in the same direction as other houses on the street. Avoid single buildings which turn away from the street and give the appearance that the street façade is not the front façade

## Indy Moves

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

- Not Applicable to the Site.

## ZONING HISTORY

### Zoning History - Vicinity

**2020ZON027; 1018 Newman Street** (southeast of site), Rezoning of 0.06 acre from the MU-1 district to the D-8 district, **approved**.

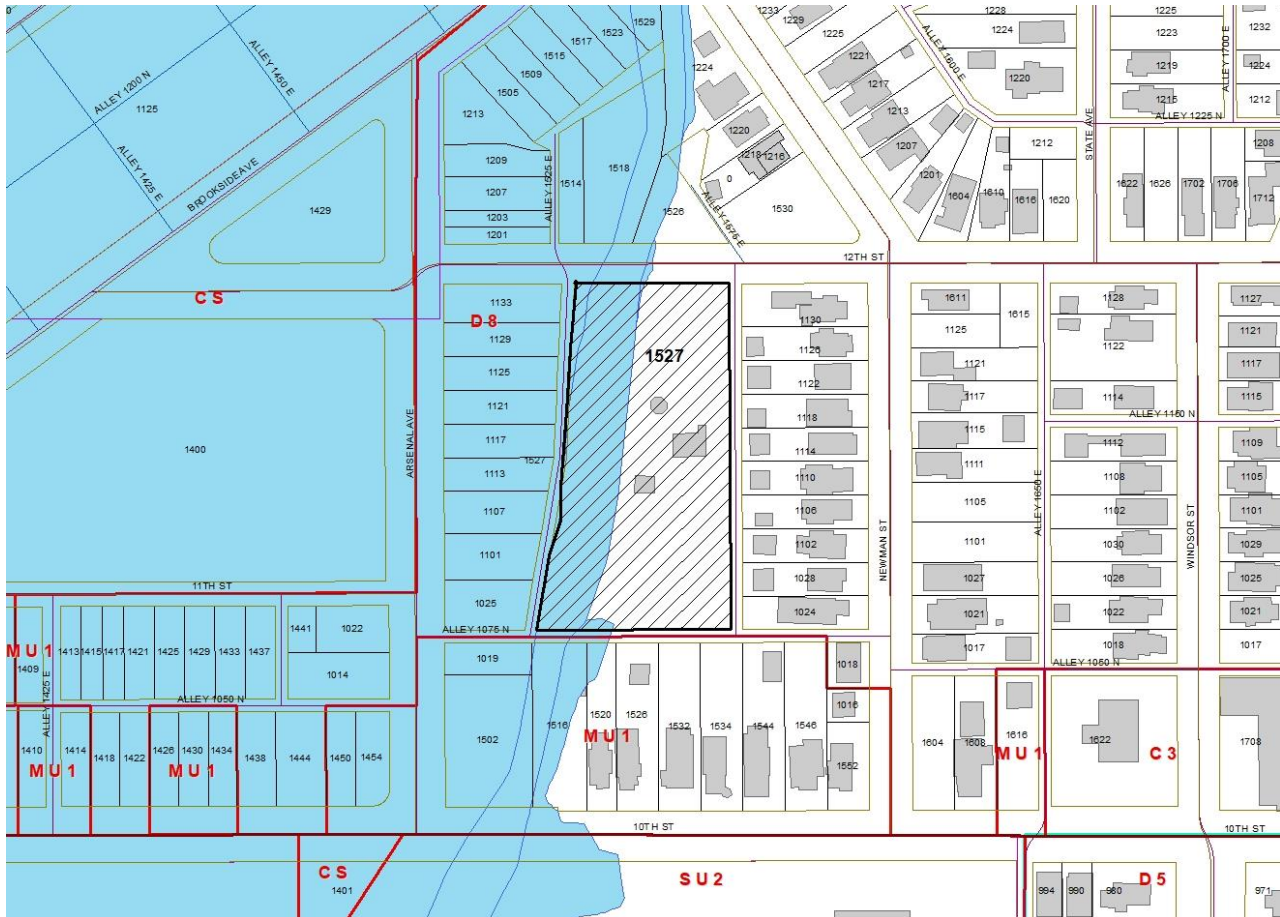
**2019CN801; 1436 E 10th Street** (west of site), Rezoning of 0.27 acre from the MU-1 district to the D-8 district to provide for the construction of three single-family dwellings, with detached garages, **approved**.

**2018ZON124; 1604 E 10th Street** (southeast of site), Rezoning of 0.37 acre from the MU-1 district to the D-8 classification, **approved**.

**92-Z-138/ 92-CV-18; 1125 Brookside Avenue** (west of site), Rezoning of 16.7 acres, being in the I-4-U, PK-1, C-2, and D-8 Districts, to the C-S classification to provide for manufacturing, receiving, storage, distribution, and offices within an existing building, **approved**

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

## EXHIBITS





## MEMORANDUM OF EXAMINER'S DECISION

### 2024-CVR/CPL-855 1527 East 12th Street

The petitions request the approval of a subdivision plat, and variances of development standards to provide for a detached single-family dwelling on proposed Lot 3 with a front building line of approximately 210 feet (required range between 10 feet and 19.9 feet) and to build within 60 feet of the stream protection corridor.

Your Hearing Examiner visited the undeveloped site prior to the hearing and noted Pogue's Run along the western portion of the site. The site is surrounded by single family residences.

The petitioner's representative focused on the variance to build within 60 feet of the stream protection corridor (SPC). Reasons given were to allow some visibility of the houses from 12th Street, especially the house on Lot 3, and that such encroachment was common in the neighborhood. Although an alternative site plan was offered that did not allow building within 60 feet of the SPC, the representative stated that the plan did not work and that this would be a significant burden on the petitioner.

A letter from Windsor Park Neighborhood Association stated that it did not approve of the variance of the SPC.

Staff shared support of the plat and the extreme front building line for Lot 3, but suggested that there was no practical difficulty building 60 feet beyond the SPC, particularly on an undeveloped parcel.

Your Hearing Examiner granted the variance of the front building line for Lot 3 and approved the plat. In your Hearing Examiner's opinion, the alternative site plan demonstrates that building within 60 feet of the stream protection corridor is not necessary or warranted, and recommended denial of that variance.

For Metropolitan Development Commission Hearing on June 18, 2025



Department of Metropolitan Development  
Division of Planning  
Current Planning

Petition Number 2024-CVR-855B

**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:**  
significant mature trees and vegetation will remain in the stream protection corridor and supplemental plantings will be added as warranted to mitigate any impact from the proposed building encroachments.
  
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:**  
the proposed development will be consistent with the development pattern of the neighborhoods where buildings set back less than sixty feet (60') from the top of the stream bank are commonplace.
  
3. **The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:**  
it would render more than half of the nearly two-acre site unbuildable and would either require the site to remain as one parcel, which is an unrealistically large size for an urban residential parcel, or it would require multiple homes to be all built along the far eastern side of the property with limited or no visibility from a public street.

**DECISION**

IT IS THEREFORE the decision of this body that this VARIANCE petition is  
APPROVED. Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



Department of Metropolitan Development  
Division of Planning  
Current Planning

Petition Number 2024-CVR-855A

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:

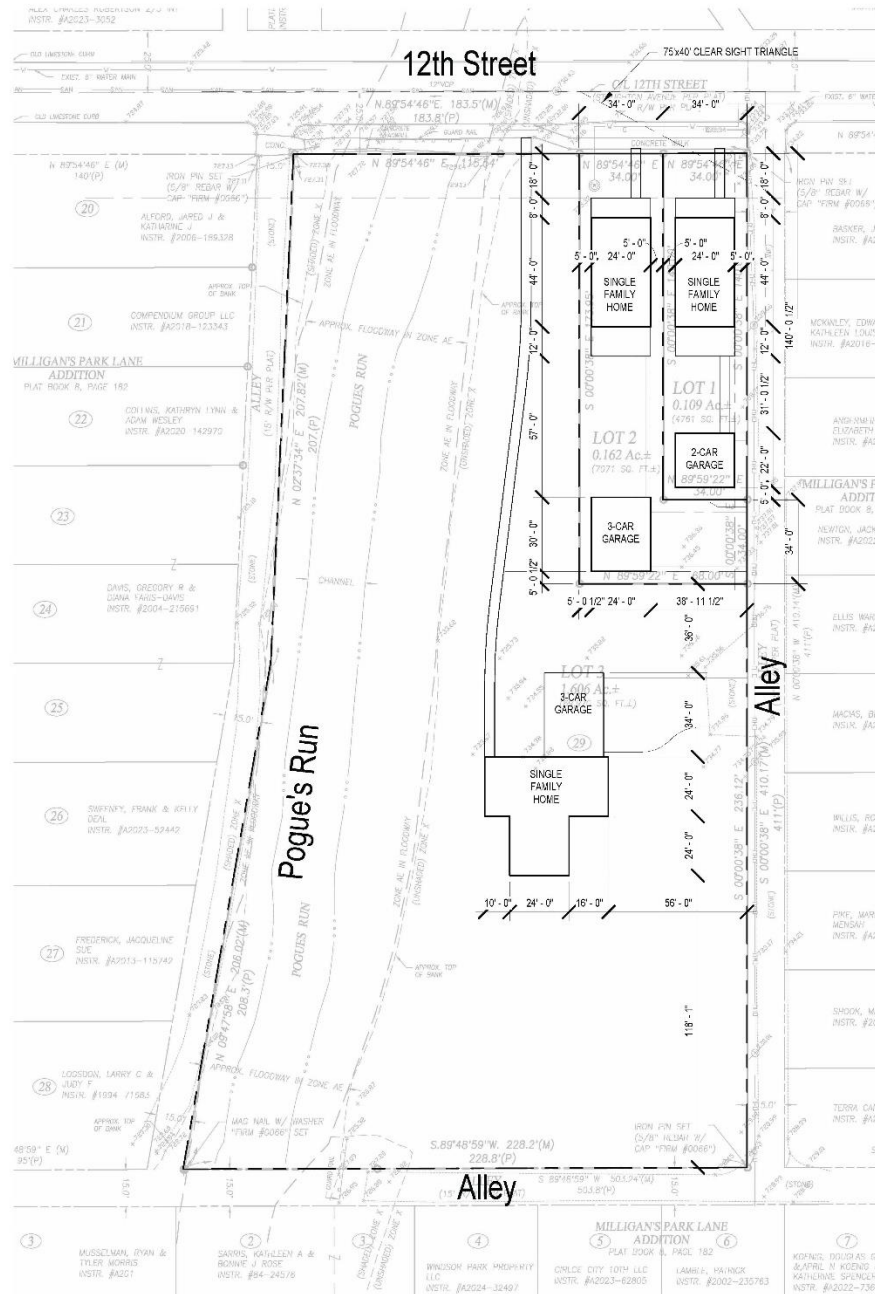
the proposed dwelling will be in the general longstanding historical location of a previous dwelling, and dwellings to be built on the two adjacent lots to be platted will be built at the required build-to range, so that the resulting development will give the appearance that is intended by the zoning ordinance.

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:

the location of the proposed dwelling will be generally consistent with the longstanding location of the previous dwelling on uniquely shaped and sized property.

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

the depth of this longstanding platted parcel is several times deeper than the typical urban lot, and building a dwelling with a greater setback is more typical and desirable for a lot of such depth which is similar to an estate type lot.



Floor Plan  
**1 Site Plan**  
 1" = 40'-0"

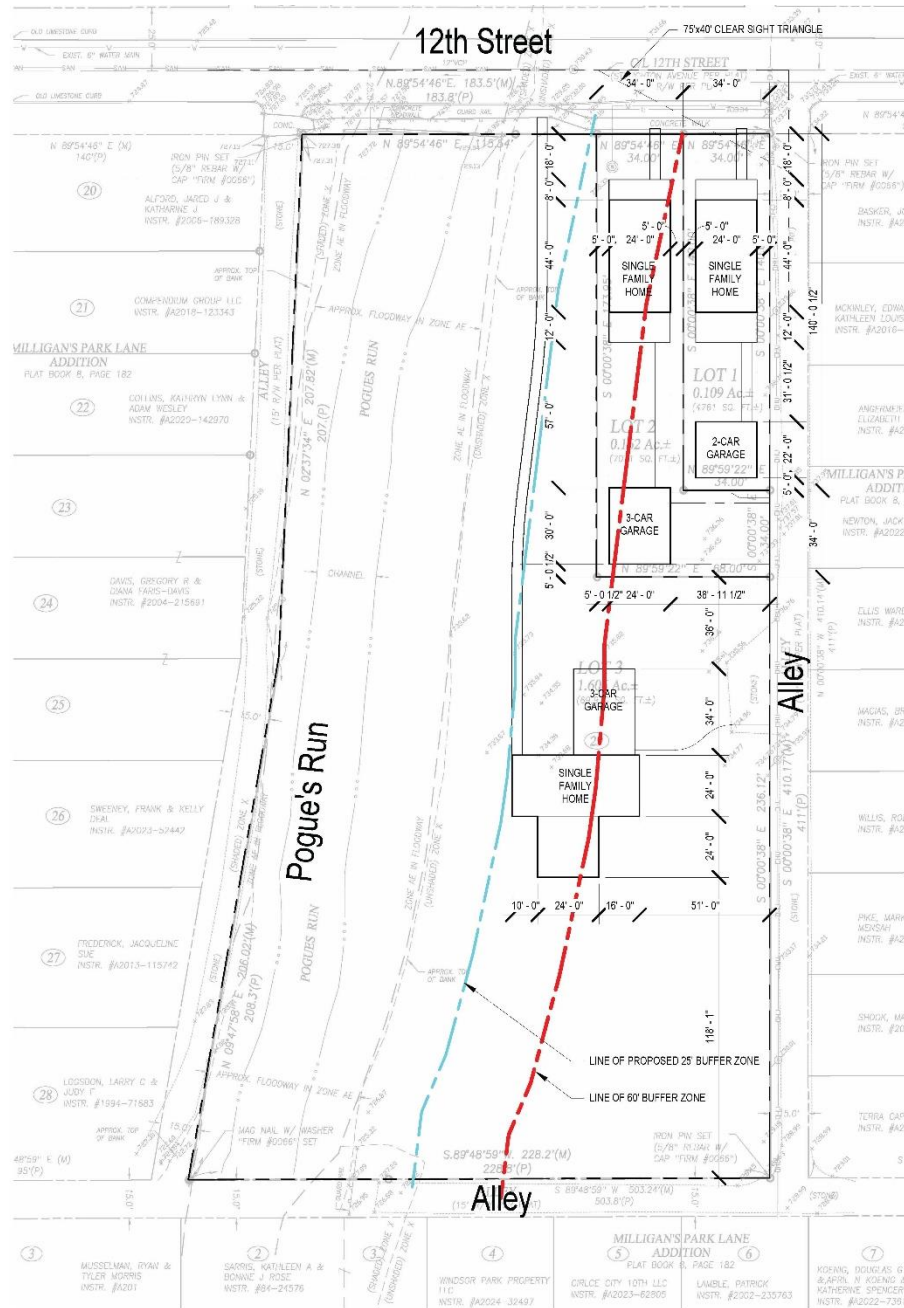
**WOVE**



0 20' 40' 80'  
 SCALE: 1" = 40'-0"

**1527 Development SD001**  
 1527 E. 12th Street, Indianapolis  
 11.13.24

Figure 1 Original Site Plan 12.10.2024



Floor Plan  
 1 Site Plan  
 1" = 40'-0"

**WAVE**  
 ARCHITECTURE + DESIGN



0 20' 40' 80'  
 SCALE: 1" = 40'-0"

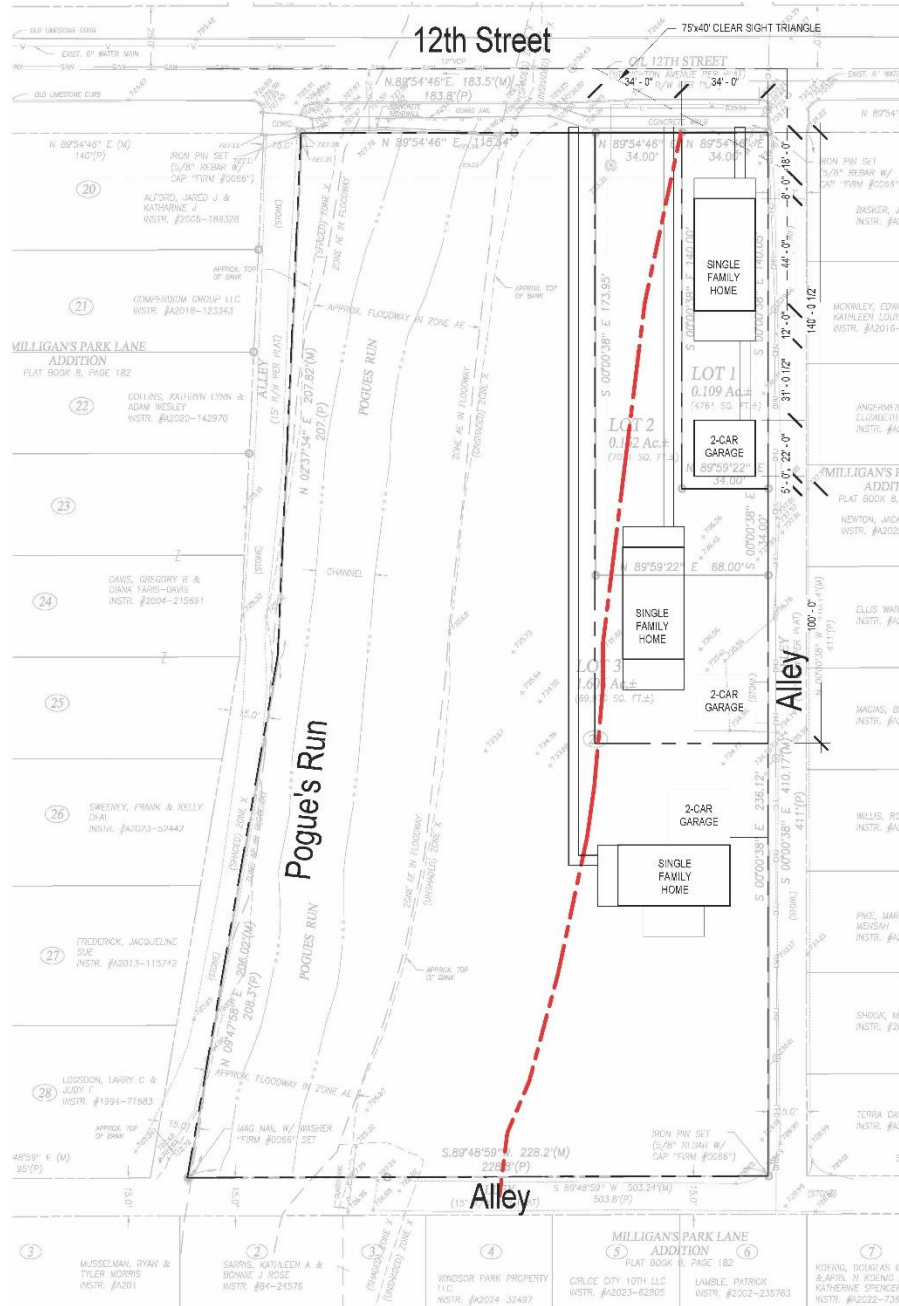
**1527 Development**  
 1527 E. 12th Street, Indianapolis  
 04.30.25

**SD00**

Figure 2 New Site Plan 5.1.2024



Department of Metropolitan Development  
 Division of Planning  
 Current Planning



Floor Plan  
 1 Site Plan  
 1" = 40'-0"

Figure 3 Complaint to Stream Protection Corridor



View look at the ally access



Looking at the residence across from subject site





From the ally looking at subject site



From the ally looking at subject site From the 12th street looking west





View of trees, from 12<sup>th</sup> street looking at subject parcel



View from alley looking at 12<sup>th</sup> street.

**STREAM PROTECTION CORRIDOR VARIANCE**

**METROPOLITAN DEVELOPMENT COMMISSION**

**HEARING EXAMINER**

**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:**

significant mature trees and vegetation will remain in the stream protection corridor and supplemental plantings will be added as warranted to mitigate any impact from the proposed building encroachments.

**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:**

the proposed development will be consistent with the development pattern of the neighborhoods where buildings set back less than sixty feet (60') from the top of the stream bank are commonplace.

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

it would render more than half of the nearly two-acre site unbuildable and would either require the site to remain as one parcel, which is an unrealistically large size for an urban residential parcel, or it would require multiple homes to be all built along the far eastern side of the property with limited or no visibility from a public street.

**FRONT BUILDING LINE VARIANCE**

**METROPOLITAN DEVELOPMENT COMMISSION**

**HEARING EXAMINER**

**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 dwelling will be in the general longstanding historical location of a previous dwelling, and dwellings to be built on the two adjacent lots to be platted will be built at the required build-to range, so that the resulting development will give the appearance that is intended by the zoning ordinance.

**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:**

the location of the proposed dwelling will be generally consistent with the longstanding location of the previous dwelling on uniquely shaped and sized property.

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

the depth of this longstanding platted parcel is several times deeper than the typical urban lot, and building a dwelling with a greater setback is more typical and desirable for a lot of such depth which is similar to an estate type lot.





#### MISSION

The Mission of the Marion County Soil & Water Conservation District is to assist Marion County land users in conserving soil, water, and related natural resources by providing technical, financial and educational services.

#### Contact

PHONE:  
317-786-1776

WEBSITE:  
[www.marionswcd.org](http://www.marionswcd.org)

EMAIL:  
[robert-kendall@iaswcd.org](mailto:robert-kendall@iaswcd.org)  
(Questions regarding Construction Stormwater General Permit compliance & erosion concerns)

[julie-farr@iaswcd.org](mailto:julie-farr@iaswcd.org)  
(Questions on soil types, drainage, ponds & other natural resource issues)

#### ADDRESS

Marion County SWCD  
200 E. Washington St., Suite 1401  
Indianapolis, IN 46204

# PRELIMINARY PLAT REVIEW

Lot 29- Milligan's Park Lane Addition

#### GENERAL COMMENTS

The Marion County SWCD is available to assist landowners and developers with their land use decisions. Much of what is left of undeveloped land in our county has some major limitations for urban land use. Many of these acres have seasonally high groundwater tables, are in flood zones, are highly erodible or contain environmentally sensitive areas. The SWCD has been actively involved in helping landowners make wise land use decisions for 50 years. We would be happy to assist you also, ensuring that your development becomes the best it can be. Please review this report as you are making your final decisions and contact us for further information.

#### SOIL TYPES & DRAINAGE RECOMMENDATIONS

- **Urban Miami complex (YmaB)\*** - consists of deep, nearly level to moderately steep, moderately well-drained soils that may be eroded. In some areas glacial till may be close to the surface and seeps or springs may be present. Side yard drainage swales should be graded to provide at least 1% fall and 4:1 side slopes for ease of maintenance. Foundations should be set at least 18" above street level. Building foundations should be graded away from the building should provide at least 6" of fall within the first 10 feet. Downspouts should be extended out 10' from the foundation. If seeps or springs are present basements should be provided with a gravity drained subsurface drainage tile. Supplementary erosion control protection should be installed on steep erosive slopes.
- Urban soil types are so altered and obscured by public works and structures that identification of the soils is not feasible. The descriptions above are approximate based on the original soil. Compaction, filling and other alterations may affect the ability of these soils to drain properly.

- **Urban Genesee Silt Loam (YguAH)-** This well drained soil has a seasonal high watertable at 4.0 to 6.0 ft. and is on floodplains. Slopes are 0 to 2 percent. The native vegetation is hardwoods. The surface layer is silt loam and has moderate organic matter content (2.0 to 4.0 percent). Permeability is moderate (0.6 to 2 in/hr) in the most restrictive layer above 60 inches. Available water capacity is high (11.6 inches in the upper 60 inches). The pH of the surface layer in non-limed areas is 6.6 to 7.8. The flooding hazard is a management concerns for crop production. Because of the flooding hazard, this soil has a severe limitation for most non-ag uses. **We highly recommend that floodplains be left undisturbed and set aside as green space or farmland.**

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## DOWNSTREAM LIMITATIONS/CONCERNS

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The drainage for the project area is predominately by storm sewers. It is vitally important to maintain good erosion control to keep sediment from entering the storm sewer system. Please provide adequate erosion control measures throughout the project and ensure that they are well maintained. For assistance please contact our Urban Conservationist and visit our website for more information: <http://marionswcd.org/construction/>

The receiving waters for this construction project is Pogues Run. Protection of this stream is vital to adequate drainage of the watershed and the preservation of wildlife habitats and natural resources in the area. Provide an adequate emergency protection plan for soil & water resources in case of spills. Please also provide adequate erosion control measures throughout the project and ensure that they are well maintained. For assistance please contact our Urban Conservationist and visit our website for more information: <http://marionswcd.org/construction/>

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## SUGGESTED PROTECTIVE BUFFER LOCATIONS

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Naturally vegetated buffer strips along lakes, ponds, streams and wetlands are critical to the health of these water bodies. Buffers provide protection by filtering runoff water, helping with shoreline stabilization, preserving fish & wildlife habitat, and discouraging overuse by geese. We highly recommend the use of buffer strips of at least 25 feet in width or over 50 feet for sensitive areas such as wetlands. Choosing native species is preferred. For more information & suggested plant lists see our website: <http://marionswcd.org/water-quality/>

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## EROSION CONTROL RECOMMENDATIONS

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This project contains areas of highly erodible soils. It is imperative that these slopes are well protected at all times during the project and well vegetated after the construction process is complete. Frequent inspections, especially after rainfall events and quick response to maintenance to all erosion control measures must be a high priority on this site. Our office is available to provide technical assistance. Please contact our Urban Conservationist and visit our website for more information: <http://marionswcd.org/construction/>

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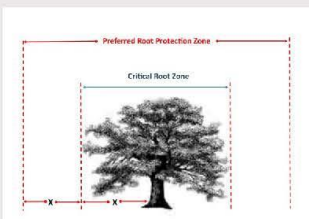
## SENSITIVE AREA PROTECTION

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The area downstream from this project area is known to have flooding or drainage problems. Please ensure that development is done in such a way that adequate storage is provided and the outlet is adequate to receive the drainage.

This project contains areas of highly permeable soils. Please ensure that extra precautions are taken to protect groundwater resources.

## TREE PROTECTION & PLANTING



### Tree Protection

Preserving & protecting existing quality trees on a construction site can enhance the aesthetics of a property, protect natural resources including soil & water, and can save the expense of planting new smaller-grade trees on the back end of the project. Protect trees by fencing off and posting preservation areas around the trees. Protecting the tree root zones from compaction and stockpiled topsoil (which can suffocate the trees) is vital to maintaining tree health during construction. While protecting the roots out to the drip line of the tree is essential, protecting the roots that extend beyond this area is preferred. The preferred tree protection zone is calculated by measuring the distance from the trunk to the edge of the dripline (critical root zone) and adding that

distance outside of the critical root zone area. (2X in diagram at left)

### Tree Planting

Planting trees is a wise investment for the future. Trees provide many benefits aesthetically, environmentally and socially. Choosing the right tree for the intended location is a critical component in assuring healthy mature trees for the future. Consider the mature height & width of the tree species, the soil type, microclimate, & proximity to other trees, buildings & utilities when making selections. Trees are often planted too close to buildings, streets and sidewalks because their future root zone is not considered. We highly recommend choosing native species because of their natural resistance to disease and being well-acclimated to our local climate.

Our website has a number of resources to help you make good choices. <http://marionswcd.org/trees/>

## RAIN GARDENS & BIOSWALES

We highly recommend using rain gardens and bioswales in new developments to assist in protecting water quality and reducing offsite runoff. Please refer to our website for more information on these practices: <http://marionswcd.org/water-management/>

## NATIVE PLANTINGS

We highly recommend that new developments consider using native plant species in their landscapes. Native plants are non-invasive, provide wildlife food & habitat, are well suited to our soils and climate, and have a natural resistance to insects & diseases often found in our area. A fact sheet is available on our website which gives more information on native species: <http://marionswcd.org/plants/>



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

## METROPOLITAN DEVELOPMENT COMMISSION

July 2, 2025

<b>Case Number:</b>	2025-CZN-828 (Amended) / 2025-CVR-828 (2 <sup>nd</sup> Amended)
<b>Property Address:</b>	1927, 1946, and 1950 East 32 <sup>nd</sup> Street, and 3219 Orchard Avenue
<b>Location:</b>	Center Township, Council District # 8
<b>Petitioner:</b>	Universal Church of Truth and First Born, Inc., by Justin Kingen and David Kingen
<b>Request:</b>	<p>Rezoning of 1.02 acres, from the D-5 district to the D-8 district to provide for multi-family dwellings.</p> <p>Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a medium apartment building &amp; community center (at 1927 East 32<sup>nd</sup> 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 32<sup>nd</sup> Street and 3219 Orchard Avenue with a reduced open space (60% open space required for duplexes).</p>

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 Petitioner's Representative has amended both the rezoning request and the variance request, as noted above, requiring new notice and a **continuance from the July 2, 2025 hearing, to the July 16, 2025 hearing, with notice.**





## METROPOLITAN DEVELOPMENT COMMISSION

July 2, 2025

**Case Number:** 2025-ZON-037  
**Property Address:** 2226 Carrollton Avenue (approximate address)  
**Location:** Center Township, Council District #8  
**Petitioner:** Carrollton Commons, LLC, by Misha Rabinowitch  
**Current Zoning:** D-8  
**Request:** Rezoning of 1.05 acres from the D-8 district to the D-P district to provide for a 25-unit modular townhome community.  
**Current Land Use:** Undeveloped / Vacant Commercial Buildings  
**Staff Recommendations:** Denial  
**Staff Reviewer:** Marleny Iraheta, Senior Planner

## PETITION HISTORY

This petition was continued from the June 18, 2025 hearing to the July 2, 2025 hearing at the request of the petitioner to allow the petitioner additional time consider staff's comments and provide any additional updates. No new information was submitted to the case file.

## STAFF RECOMMENDATION

Staff **recommends denial** of the request.

If approved against staff's recommendation, approval shall be subject to the final building elevations being submitted for Administrative Approval and review by the City Architect.

## PETITION OVERVIEW

### LAND USE

The southern portion of the site falls within the Berlin Manfield's Subdivision of Lot 133 through 135 in Bruce Place Addition and the northern portion of the site falls within the Bruce Place and Bruce Baker Addition.

### REZONING

The request would rezone the property from the D-8 district to the D-P district to allow for a 25-unit modular townhome community.

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

The D-8 district is intended for a variety of housing formats, with a mix of small-scale multi-unit building types. This district can be used as a part of new mixed- use areas, or for infill situations in established urban areas, including medium and high-density residential recommendations of the Comprehensive Plan, and the Traditional Neighborhood, City Neighborhood, and Village or Urban Mixed-Use Typologies of the Land Use Pattern Book.

The established purpose of the D-P District follows:

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

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

Densities and development of a D-P are regulated and reviewed by the Metropolitan Development Commission. Creative site planning, variety in physical development, and imaginative uses of open space are objectives to be achieved in a D-P district. The D-P district is envisioned as a predominantly residential district, but it may include supportive commercial and/or industrial development.”

## **STAFF ANALYSIS**

More recently, staff has reconsidered what would be deemed acceptable for D-P proposals.

In this instance, staff did not find that the proposal met the requirements for a D-P district. In staff's opinion, the site did not provide a creative design or layout with most of the units not facing the street frontage and visibly obstructed. There is open space proposed, but not to the extent that would be acceptable to staff.

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A green factor calculation sheet was submitted to show that the proposed landscaping would exceed the 0.22 green factor score with a proposed 0.27 score. However, when comparing the proposed Floor Area Ratio (FAR) and Livability Space Ratio (LSR) with the existing D-8 requirements, the FAR would exceed the maximum of 0.60 and the LSR would be well below the minimum of 0.66 with 0.385 proposed. This indicates that the development of the site would be beyond the recommended limit for the total usable floor space on this piece of land. Additionally, the built / vehicular area would be greater than the natural outdoor areas proposed, which wouldn't be beneficial to the future tenants.

Instead, staff would recommend that the D-8 district remain with courtyard pattern for development under Article VII. Design Standards, Section Sec. 744-701. D. for this site. Staff understood this might result in the loss of a few units, but staff found it to be appropriate in order to ensure proper development of the site.

Furthermore, if the development was proposed in the D-8 district, staff would be willing to support minimal variance requests to make a row-house development work to promote additional housing development.

Staff had concerns with the proposed three stories due to the immediate development pattern consisting of one and two-story dwellings. As proposed, it would not align with the surrounding context of the neighborhood. To address this concern, staff suggested a two and half-story proposal or having the garages be developed below grade so the structures would not tower over the existing dwellings. These recommendations were not contemplated by the petitioner.

While the petitioner was able to make changes to the address some of staff's comments regarding interior sidewalk connectivity, landscaping, and amenity space, the overall site layout recommendation for a courtyard development was not provided. The comments addressed would have been applicable to a D-8 district development, so staff did not find the changes to be significant enough to support as a D-P zoning district.

In conclusion, staff did not find that this request would be appropriate as a D-P proposal and would be inappropriate to be located mid-block. Therefore, staff is recommending denial of the request.

If approved against staff's recommendation, approval shall be subject to the final building elevations being submitted for Administrative Approval and review by the City Architect.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-8	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	D-8	Residential (Single-family dwelling)
South:	D-8	Residential (Single-family dwelling)
East:	D-8	Residential (Single-family dwellings)
West:	D-8 / C-3	Residential (multi-family dwelling) / Commercial

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Thoroughfare Plan		
Carrollton Avenue	Local Street	48-foot proposed right-of-way and 80-foot existing right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	March 27, 2025	
Site Plan (Amended)	June 2, 2025	
Elevations	March 27, 2025	
Elevations (Amended)	N/A	
Landscape Plan	June 2, 2025	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	May 14, 2025	

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

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

### Pattern Book / Land Use Plan

- The Comprehensive Plan recommends traditional neighborhood development of the site.
- The Traditional Neighborhood typology includes a full spectrum of housing types, ranging from single family homes to large-scale multifamily housing. The development pattern of this typology should be compact and well-connected, with access to individual parcels by an alley when practical. Building form should promote the social connectivity of the neighborhood, with clearly defined public, semi-public, and private spaces. Infill development should continue the existing visual pattern, rhythm, or orientation of surrounding buildings when possible. A wide range of neighborhood serving businesses, institutions, and amenities should be present. Ideally, most daily needs are within walking distance. This typology usually has a residential density of 5 to 15 dwelling units per acre, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park.

### 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

- **BUILDING ELEVATIONS AND ARCHITECTURAL ELEMENTS**
  - **1. Utilize Foundation Styles and Heights that are Consistent with Nearby Houses:** The height of the foundation affects where doors, porches, and windows are located. Unless there are special circumstances that require additional height, such as the location is in or near a floodplain, the foundation height for new construction should be consistent with nearby buildings.
  - **2. Be Consistent with Surrounding Entry Locations:** Main entries should be visible from the street. Entries should not be hidden, obscured, or missing from the main street elevation (front). The entry should reflect a similar characteristic to those that surround it, such as formal or casual, recessed or flush, narrow or wide.
  - **3. Where Appropriate, Include Porches or Stoops:** Use context to determine if front porches are consistent elements used in the neighborhood. If so, add porches or stoops to new construction.
  - **4. Coordinate the Location and Door Style of Balconies with the Surrounding Neighborhood:** Balconies are common architectural elements in some neighborhoods, but uncommon in others. Balconies along the street should be used when appropriate. When a balcony is used, consider the appropriate door access for the type of balcony. For example, Juliet balconies, which are intended to bring the outside in, make the most sense when French doors are used.
  - **5. Consider Nearby Roof Styles:** The basic outline of a new building should reflect building outlines typical of the area. Roof selection and overall height contribute to the building outline. Select roof shapes that are frequently used in the neighborhood.
  - **6. Fenestration Should Relate to the Surrounding Context:** Windows and doors should be arranged on buildings so as not to conflict with the basic fenestration patterns in the neighborhood. The proportion of glass (windows) to solid materials (wood, bricks, and other materials) which is found within the surrounding context should be reflected in new construction. Every elevation (sides and rear) should have windows on each story to help break up the monotony of the façade.

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- **7. Materials Used Should Reflect the Context of the Neighborhood:** Introducing new materials that are not used in the existing context should be done in a way where those materials are not the dominant material and make up less than 30% of the overall façade design.
- **8. Consider Unique Neighborhood Features:** In addition to the architectural features mentioned above, consider other common features like chimneys, dormers, gables, and overhanging eaves that shape the character of a neighborhood. When possible, include these features into new construction.

**Indy Moves**

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

- Not Applicable to the Site.

## ZONING HISTORY

### Zoning History – Vicinity

**2024-CZN-829 / 2024-CVR-829; 707 East 22nd Street** (southwest of site), Rezoning of 0.07-acre from the C-3 district to the D-8 district to provide for a two-unit multi-unit house and Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 38.1-foot tall, three-story, two-unit multi-unit house (maximum 35-foot tall, 2.5 stories permitted), with a deficient 2,926 square foot lot area (3,500 square feet required), a five-foot rear setback (10-foot rear setback required), with no street trees and deficient landscaping (minimum one street tree per 35 feet of lot frontage and 50% living material required), **withdrawn**.

**2021-CZN-817 / 2021-CVR-817; 2216 and 2228 North College Avenue** (west of site), Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 38-foot tall, mixed-use building with 59 parking spaces (including 10 proposed on-street parking spaces), and a fourteen-foot north side transitional yard (maximum 35-foot height, 61 parking spaces, and 15-foot side transitional setback), **rezoning approved and variance denied**.

**2021-ZON-021; 717 & 721 East 22nd Street and 2139 & 2151 North College Avenue** (southwest of site), Rezoning of 1.1 acres from D-8 and C-3 districts to the D-P classification to provide for 36 townhome units at a density of 25 units per acre, **approved**.

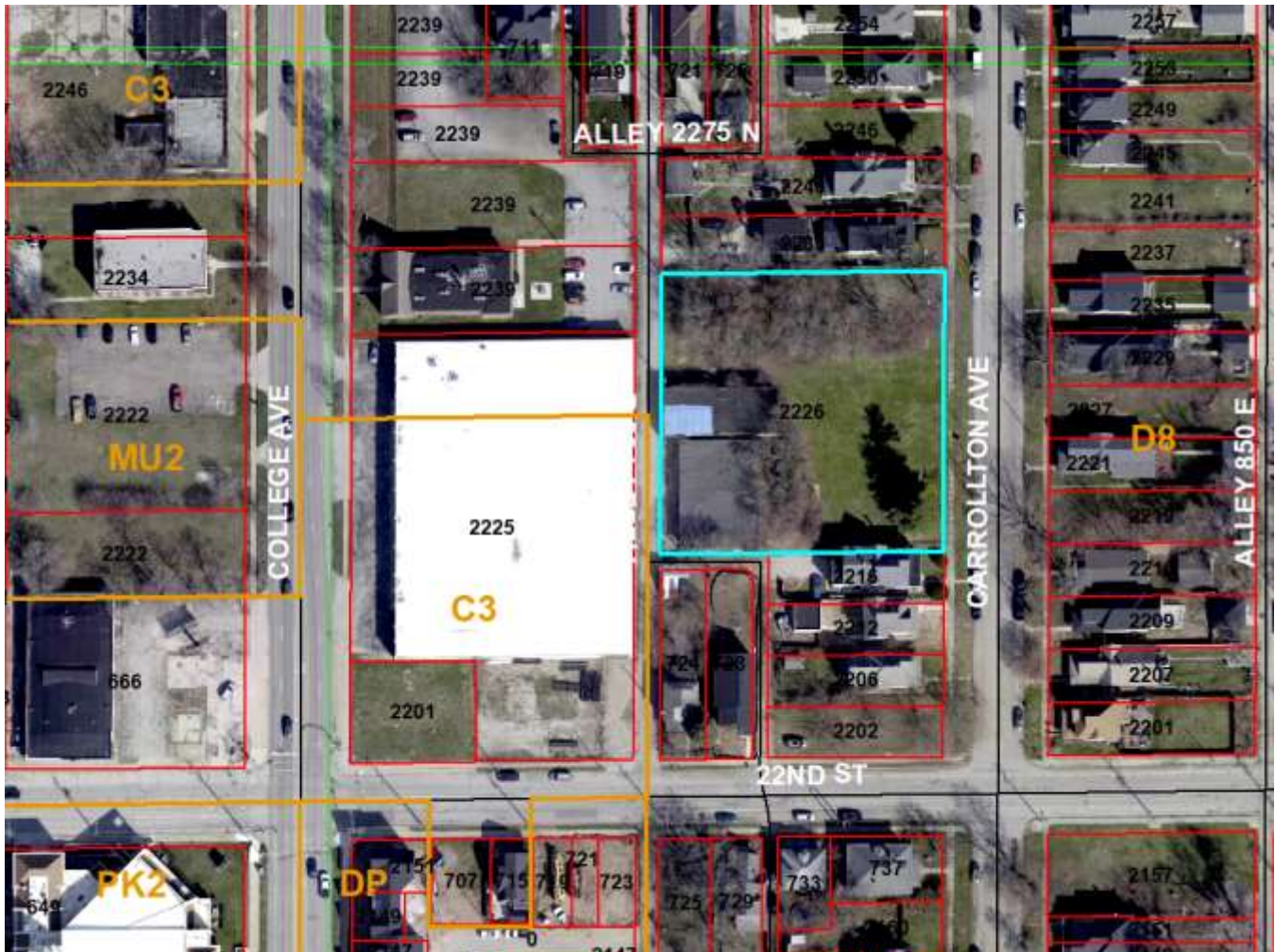
**94-Z-93; 666 East 22nd Street** (southwest of site), Rezoning of 0.37 acre, being in the C-3 District to the SU-1 classification to provide for church use and a food pantry, **withdrawn**.

**86-Z-60; 2260 North College Avenue** (northwest of site), Rezoning of 0.28 acre, being in the D-8 district, to the C-3 classification to provide for neighborhood commercial uses, **approved**.

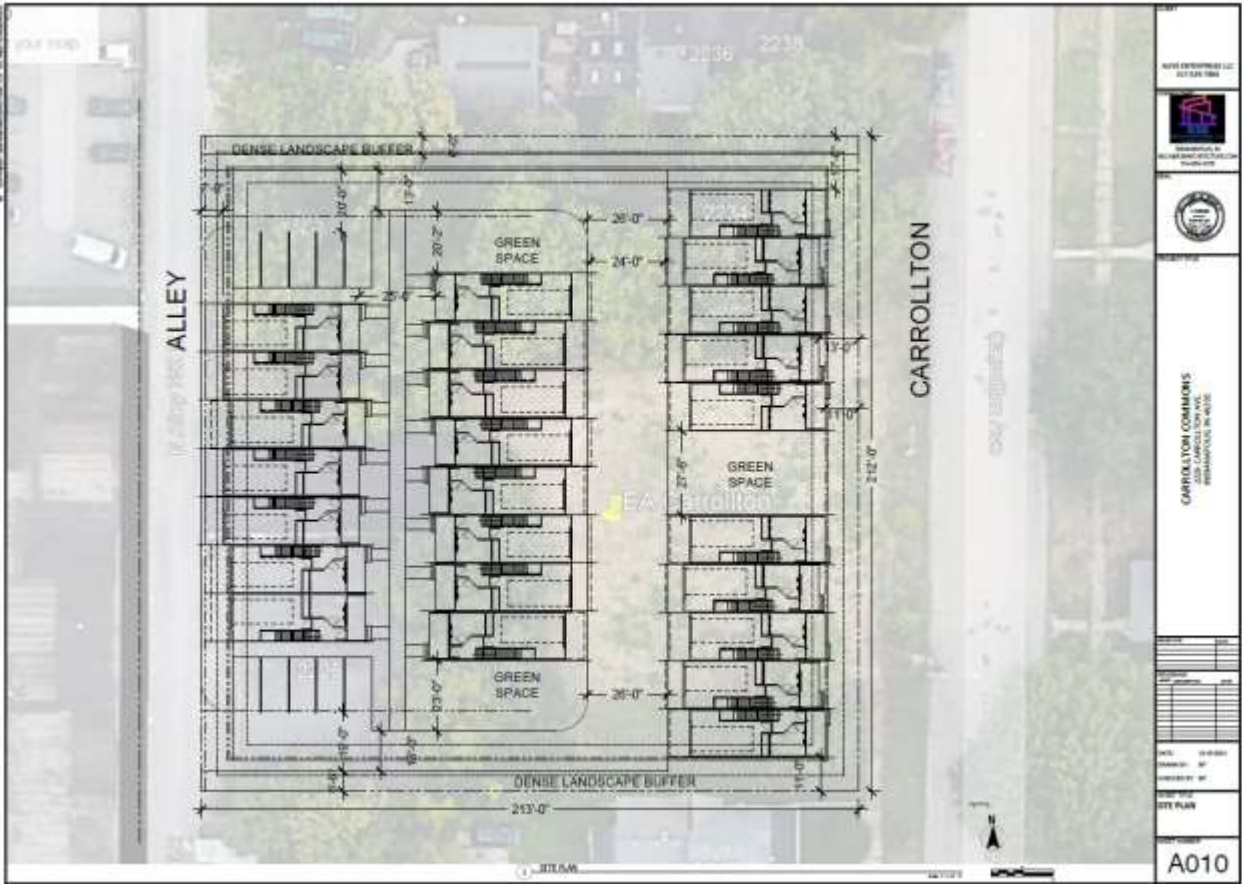
**70-Z-260; 16<sup>th</sup> and 22<sup>nd</sup> Streets, Central and College Avenues** (southwest of site), Rezoning approximately 80 acres, being in C-1, C-3, C-4 and D-8 districts to the PK-2 classification, **approved**.



## EXHIBITS



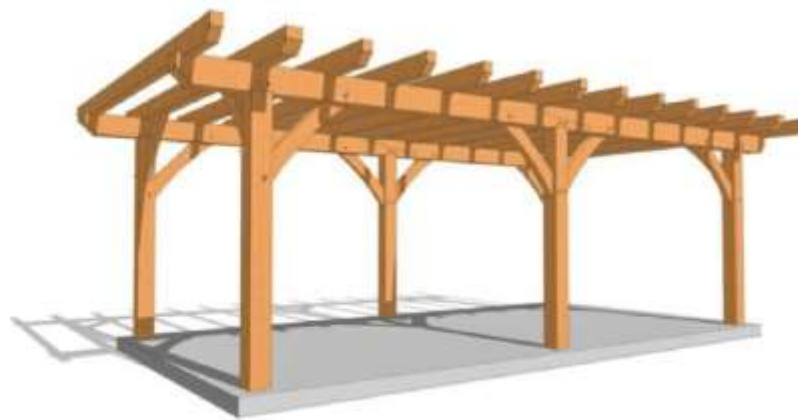




SITE PLAN



AMENDED SITE PLAN



EXAMPLE TIMBER FRAME  
PERGOLA



Table 744-509-1: Green Factor Calculation				
Project Name or Address:		Carrollton Commons (5/30/2025)		
Column A	Column B	Column C	Column D	Column E
Type of Area or Element	Number of Plants	Measured Area or Area Equivalent in Sq. Ft.	Multiplier	Score
Parcel Size		45,700		
Landscaped areas with uncompacted soil depth less than 24 inches				
Area of lawn, grass pavers, ground covers, or other plants typically less than 3 ft tall at maturity			0.2	-
Large shrubs or ornamental grasses [1]		16 sq. ft. per	0.3	-
Landscaped areas with uncompacted soil depth of 24 in. or more				
Required Yards with mulch, ground covers, grass pavers, or other plants typically less than 3 ft tall at maturity		2,168	1.0	2,168
Areas other than required yards with mulch, ground covers, grass pavers, or other plants typically less than 3 ft tall at maturity		3,699	0.7	2,589
Large shrubs or ornamental grasses [1]	207	16 sq. ft. per	0.3	994
Small trees [2]	13	50 sq. ft. per	0.3	195
Medium trees [3]	15	100 sq. ft. per	0.4	600
Large trees [4]	10	200 sq. ft. per	0.4	800
Undisturbed Areas [5]				
Undisturbed areas less than 10,000 sf			0.8	-
Undisturbed contiguous areas 10,000 sf or more			1.5	-
Significant Trees over 10 in. DBH preserved		250 sq. ft. per	0.5	-
Heritage Tree over 8 in. DBH preserved		250 sq. ft. per	0.5	-
Tree Preservation Credits as per Sec. 503.L for preserved Significant or Heritage Trees		250 sq. ft. per	0.5	-
Building or Structural Features				
Permeable paving for walkways, parking lots, etc		1,780	1.2	2,136
Photocatalytic pavement or building exterior			1.5	
White roof area			0.1	-
Vegetated walls - area of wall covered			0.7	-
Infiltration areas, underground chambers or surface, such as sand filters		2,000	1.5	3,000
Green roofs				
Area of green roof with less than 2 in. but not more than 4 in. growing depth			1.2	-
Area of green roof with over 4 in. growing depth			1.4	-
Off-site improvements				
Tree credit to the Tree Fund [6]		100 sq. ft. per	0.4	-
Bonuses applied to factors above				
Bioretention areas such as rain gardens, stormwater planters, and bioretention swales			1.5	-
Landscaping that consists entirely of drought-tolerant or native species, as defined by the Administrator			0.4	-
Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater or grey water			0.2	-
Landscaping visible to passersby (adjoining & up to 85 ft depth)			0.1	-
Landscaping to be maintained in food cultivation			0.2	-
Landscape area utilizing structural soil			0.4	-
Total Green Factor Score				0.2731



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**CARROLLTON**

	Updated	5/12/2025
	Computed	Maximum allowed
FAR - FLOOR AREA RATIO	107%	< 55% MAX.
FAR = FA / LA		
LA - LAND / SITE AREA	45,156	sf
FA- FLOOR AREA	(SEE BELOW)	
Units	25	
	Floor Area (FA)	Balcony Gross (GFA)
TOTAL BLDG AREA "TBA"	48,513	2,038 50,550
GROUND (Building Area)	16,663	338 17,000
2ND	15,075	1,700 16,775
3RD	16,775	- 16,775
ROOF DECK AREA	NA	
COVERED OPEN SPACE =	2,038	
UNCOVERED OPEN SPACE =	28,156	
Total Open Space	30,194	
OSR - OPEN SPACE RATIO	62.24%	
VA = VEHICLE AREA	10,724.0	
LS = LIVABILITY SPACE	19,470	
LSR =LIVEABILITY SPACE RATIO	0.385	
MLSR =	-	

FLOOR AREA - The sum of all horizontal surface areas of all floors of all roofed portions of a building enclosed by and within the surrounding exterior walls or roofs, or the center line(s) of party walls separating such buildings or portions thereof. The floor area of a building shall exclude all areas with a vertical height clearance less than seventy-eight (78) inches, exterior open balconies, and open porches.

OPEN SPACE = The total horizontal area of all Uncovered Open Space plus Covered Open Space.

OSR = OS / FA

LS = LA - TBA - VA + OCS

LSR = LS/FA

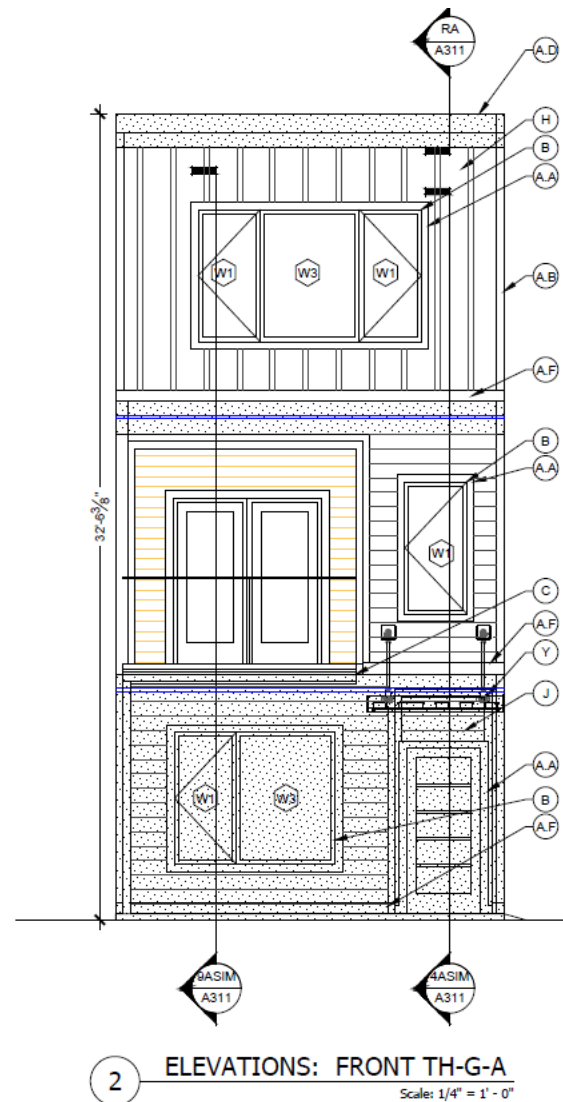
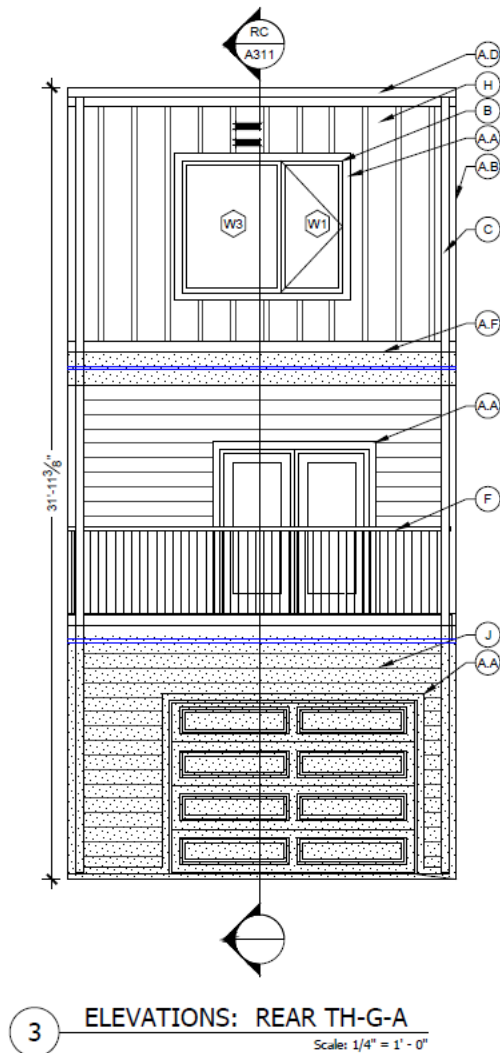


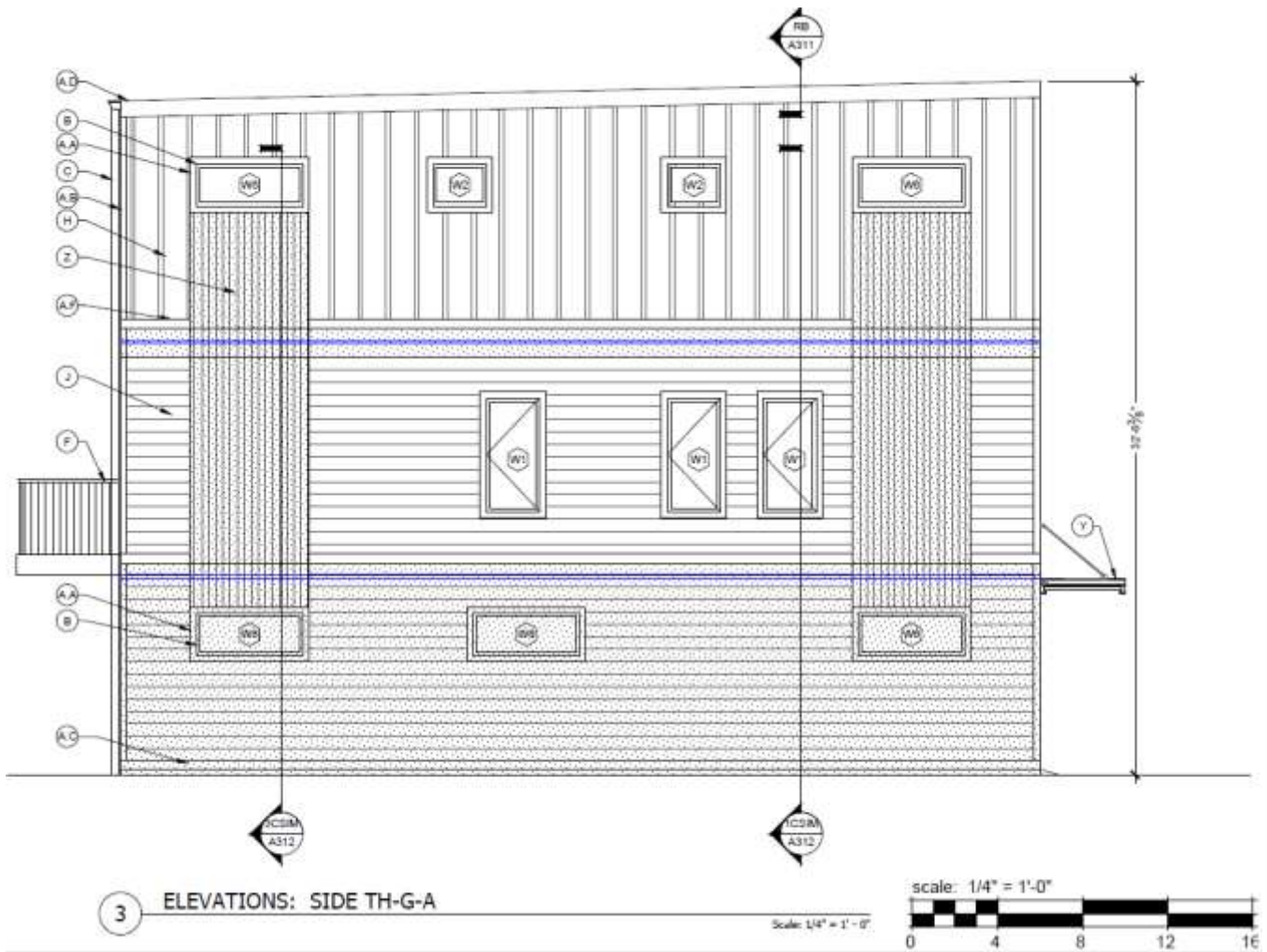


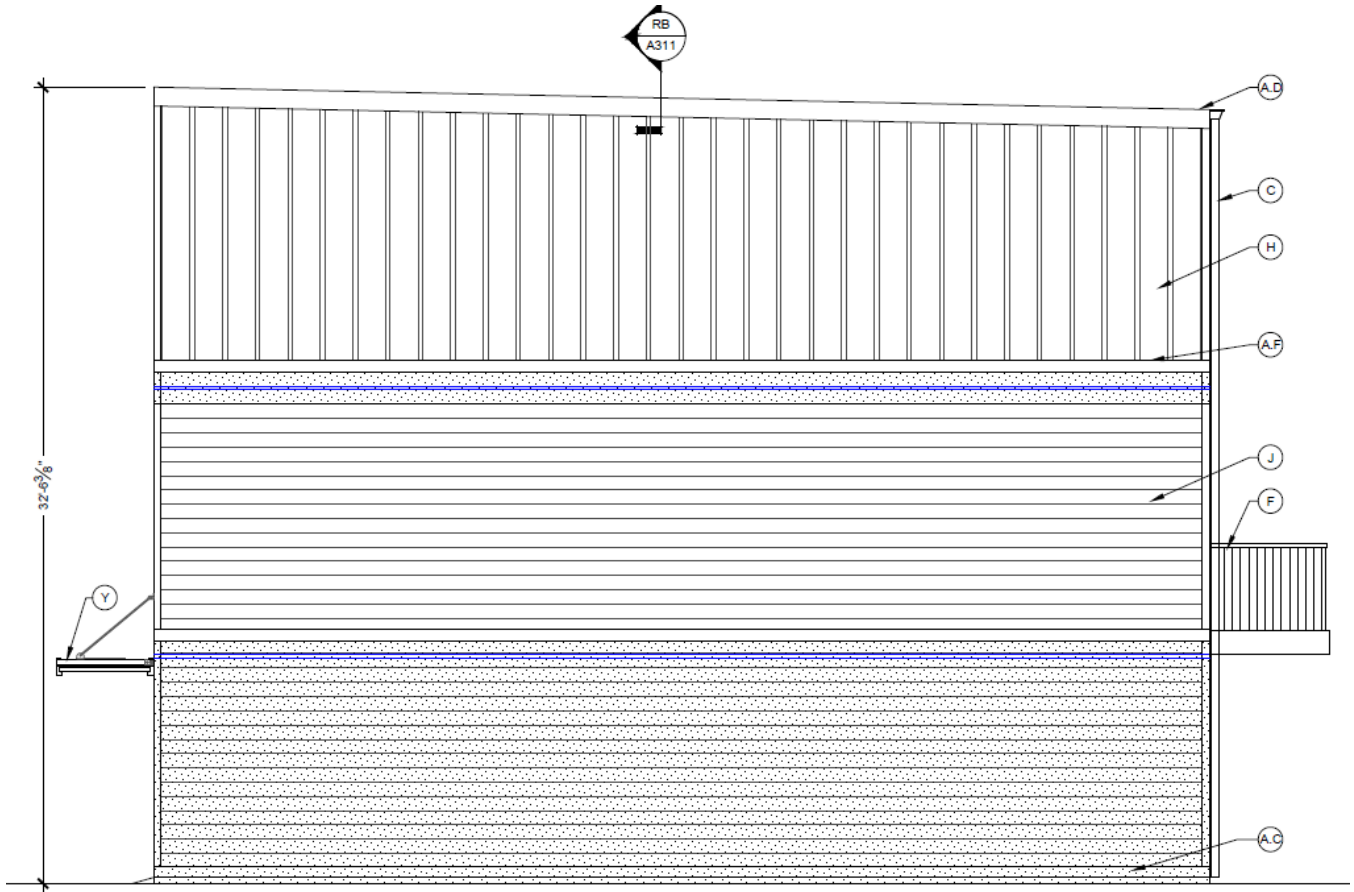
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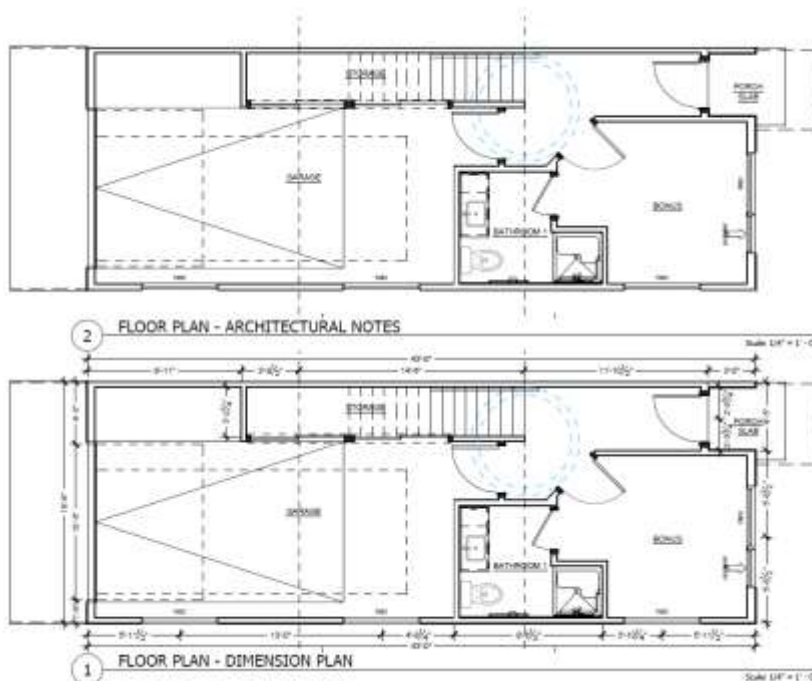


4 ELEVATIONS: SIDE TH-G-A

Scale: 1/4" = 1' - 0"



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ROOF NOTES -FACTORY

1. DETAIL FLOOR AND ROOF TRUSS MEMBERS. CHAIRMAN ARE TO BE FURNISHED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE WHERE THE PROJECT IS TO BE LOCATED.
2. THE ROOF TRUSS BRACING SHALL BE PROVIDED BY AN ENGINEERED FERRIMENT ROOF TRUSS BRACING AS REQUIRED BY THE CODES.
3. THE ROOF TRUSS BRACING SHALL BE PROVIDED BY AN ENGINEERED FERRIMENT ROOF TRUSS BRACING AS REQUIRED BY THE CODES.
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10. THE ROOF TRUSS BRACING SHALL BE PROVIDED BY AN ENGINEERED FERRIMENT ROOF TRUSS BRACING AS REQUIRED BY THE CODES.

## WALL LEGEND

(NOT ALL RATING LINE TYPES ARE  
NECESSARILY USED IN THIS PROJECT)

### THE PLATED WALL

<p><b>FACTORS</b></p> <p>1. <b>Age</b></p> <p>2. <b>Gender</b></p> <p>3. <b>Ethnicity</b></p> <p>4. <b>Religion</b></p> <p>5. <b>Marital Status</b></p> <p>6. <b>Education</b></p> <p>7. <b>Income</b></p> <p>8. <b>Health Status</b></p> <p>9. <b>Family Size</b></p> <p>10. <b>Employment</b></p> <p>11. <b>Social Network</b></p> <p>12. <b>Life Events</b></p> <p>13. <b>Stress</b></p> <p>14. <b>Substance Use</b></p> <p>15. <b>Genetics</b></p> <p>16. <b>Environment</b></p> <p>17. <b>Personality</b></p> <p>18. <b>Values</b></p> <p>19. <b>Beliefs</b></p> <p>20. <b>Attitudes</b></p> <p>21. <b>Behaviors</b></p> <p>22. <b>Thoughts</b></p> <p>23. <b>Emotions</b></p> <p>24. <b>Relationships</b></p> <p>25. <b>Community</b></p> <p>26. <b>Society</b></p> <p>27. <b>Culture</b></p> <p>28. <b>History</b></p> <p>29. <b>Future</b></p> <p>30. <b>Present</b></p>	<p><b>FACTORS</b></p> <p>1. <b>Age</b></p> <p>2. <b>Gender</b></p> <p>3. <b>Ethnicity</b></p> <p>4. <b>Religion</b></p> <p>5. <b>Marital Status</b></p> <p>6. <b>Education</b></p> <p>7. <b>Income</b></p> <p>8. <b>Health Status</b></p> <p>9. <b>Family Size</b></p> <p>10. <b>Employment</b></p> <p>11. <b>Social Network</b></p> <p>12. <b>Life Events</b></p> <p>13. <b>Stress</b></p> <p>14. <b>Substance Use</b></p> <p>15. <b>Genetics</b></p> <p>16. <b>Environment</b></p> <p>17. <b>Personality</b></p> <p>18. <b>Values</b></p> <p>19. <b>Beliefs</b></p> <p>20. <b>Attitudes</b></p> <p>21. <b>Behaviors</b></p> <p>22. <b>Thoughts</b></p> <p>23. <b>Emotions</b></p> <p>24. <b>Relationships</b></p> <p>25. <b>Community</b></p> <p>26. <b>Society</b></p> <p>27. <b>Culture</b></p> <p>28. <b>History</b></p> <p>29. <b>Future</b></p> <p>30. <b>Present</b></p>
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- SEE KILL ASSEMBLY FOR GENERAL PROJECT NOTES.
- SEE WALL ASSEMBLY ON G02 AND G04 SERIES SHEETS FOR SPECIFIC ASSEMBLY REQUIREMENTS.

MODUL  
"TH-

ISSUED FOR	DATE
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### REVISIONS

BOOK DESCRIPTION	DATE

DATE: 1-12-2025

DECEMBER 1997

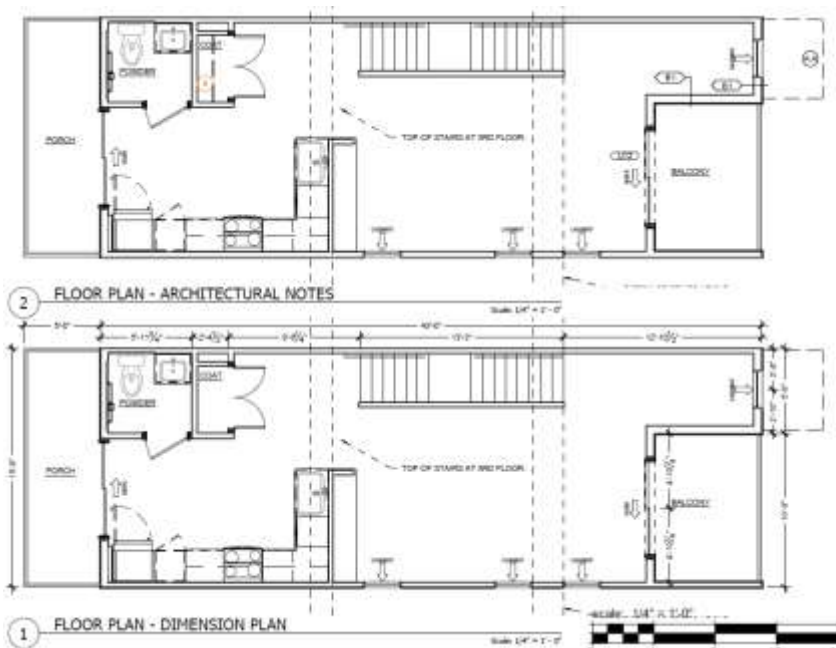
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SHEET TITLE

FLOOR PLANS:  
TH G-A  
GROUND FLOOR

(SHEET NUMBER)

A111



- [illegible]

## WALL LEGEND

NOTE: ALL PATENT LINE TYPES ARE  
NECESSARILY LISTED IN THIS COLLECTION

1. **UNIVERSITY OF CALIFORNIA**

100

- SEE ALSO: 4. ADDITIONAL PROJECT NOTES.
- SEE WALL ACCESSORY CATALOG AND DRAPED CURTAIN SHEETS FOR SPECIFIC ACCESSORY REQUIREMENTS.

MO.

ISSUED FOR	DATE
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REVISIONS

MARK	DESCRIPTION	DATE

DATE: 1-12-2025

GRAVITY 100

... ..

SHEET TITLE

FLOOR PLANS:  
TH G-A  
SECOND FLOOR

SHEET NUMBER

A121



Scale: 1/8" = 1'-0"

Overall dimensions: 12'-11 1/2" (width) x 14'-10 1/2" (depth).

Room dimensions and layout details:

- Bedroom 1:** 12'-11 1/2" x 11'-0"
- Bedroom 2:** 11'-0" x 11'-0"
- Bath 1:** 5'-0" x 6'-0"
- Bath 2:** 5'-0" x 6'-0"
- Living Area:** 14'-10 1/2" x 11'-0"
- Kitchen:** 10'-0" x 11'-0"
- Dining Area:** 10'-0" x 11'-0"
- Closet:** 10'-0" x 11'-0"

- [illegible]

100% | 100% | 100%

1. AIR-SEALED WALL.

systems

- SEE A001 & A002 FOR ORIGINAL PROJECT LETTER
- SEE WALL ASSEMBLY / ON GORE AND G040 SERIES SHEETS FOR SPECIFIC ASSEMBLY REQUIREMENTS

MODU  
"TH"

ISSUED FOR:	DATE:
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## REVISIONS

DATE	DESCRIPTION	AMOUNT

DATE: 1-12-2025

DRAWN BY: SP

CHECKED BY: SP

SHEET TITLE

**FLOOR PLANS:**

TH G-A

### THIRD FLOOR

[illegible]

100

A131



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

**CARROLLTON COMMONS MULTIFAMILY  
DP STATEMENT**

**INTRODUCTION**

Carrollton Commons LLC (the “Petitioner”) proposes to redevelop the approximately 1.05 acre site known as 2226 Carrollton Avenue (the “Property”), located just north of the intersection of 22<sup>nd</sup> Street and Carrollton Avenue on the west side of Carrollton Ave. The proposed development, a townhouse community, will offer 25, 3 bedroom, townhomes, each with its own dedicated garage.

The objective for site planning and architectural aesthetic is to revitalize the development site with the addition of a diverse housing type to the area. The site is currently zoned D8 and is predominantly surrounded by an established zoned single-family community. The proposed development fits in the context of the surrounding neighborhood and encourages a variety of development in the area.

The Property is currently vacant, containing two unused structures. The Petitioner seeks to revive the Property and provide an efficient and desirable use for the space. Each new construction unit is planned to include an outdoor patio or balcony space and dedicated 1-car garage.

The development will be constructed in substantial compliance with the approved Site Plan.

**PERMITTED USES**

Proposed Permitted uses include multi-family, specifically townhomes.

**DEVELOPMENT STANDARDS/SETBACKS**

Buildings constructed on the Property shall be located in substantial conformity with the approved Site Plan, including building locations and subject to the following development standards:

- i. Side yard Setback – 4 ft.
- ii. Rear yard setback (Alley) – 7.5 ft.
- iii. Front yard setback (Carrollton Ave.) – 15 ft.
- iv. Max. Building height – 33 ft.

The site plan, elevations, and landscape plan shall be submitted to the Administrator for approval prior to issuance of an Improvement Location Permit.

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**UTILITIES/DRAINAGE**

All utilities are available to the site. Storm drainage will be underground and professionally engineered to meet the intent of the City of Indianapolis requirements with respect to run-off rate, quantity, and water quality.

**LANDSCAPING**

Currently, there are little to no existing trees or other living vegetation on the Property. The proposed development will include landscaping and tree plantings around the structures. Landscaping shall be located in substantial compliance with the approved landscape plan.

**ACCESS AND PARKING**

Vehicular access to the proposed development will be via the public alley to the west. Also, pedestrian access is provided from both Carrollton Avenue and the public alley to the west. The Site Plan includes ten (10) parking spaces in addition to the garage parking.

**SIGNAGE**

Any building identification signage shall comply with ordinance standards. No off-premises outdoor advertising signs shall be permitted.



Southern portion of the subject site looking west.



Northern portion of the subject site looking west.





Photo of the street frontage along Carrollton Avenue



Photo of single-family dwellings east of the site.





Photo of the single-family dwellings south of the site.



Photo of the single-family dwellings north of the site.





Photo of the subject site looking north from the L-shaped alley.



Photo of the commercial building along the southern property line and north of the alley.





Photo of the commercial building on site to be demolished.



Photo of the rear yard looking east from the abutting alley west of the site.



Photo of the rear yard looking east from the abutting alley west of the site.



Photo of the multi-family dwelling west of the site.