Metropolitan Development Commission (October 21, 2026) Meeting Notice

Meeting Details

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

Date: Wednesday, October 21, 2026 **Time:** 1:00 PM

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

Business:

Adoption of Meeting Minutes: October 7, 2026

Special Requests

Policy Resolutions:

REAL ESTATE:

1. 2026-R-033

Authorizes the Department of Metropolitan Development to execute an as-needed, as-assigned contract with Ricks Legal Services LLC, for an overall not-to-exceed amount of $30,000 for outside legal services, on an as-needed basis.

2. 2026-R-036

Authorizes the Department of Metropolitan Development to amend the Agreement with Raven Commercial Group LLC, to increase the total contractual not-to-exceed amount to $585,000 in order to provide repairs of the south wall and roof of the Grand Hall of Union Station.

3. 2026-R-037

Authorizes the Department of Metropolitan Development to execute an amendment to the Agreement with Allied Logistical Services, Inc., to increase the total not-to-exceed amount by $40,000 for an overall not-to-exceed amount of $1,615,000 for property preservation services.

4. 2026-R-038

Authorizes the Department of Metropolitan Development to execute an agreement with Ray's Demolition LLC, for a total not-to-exceed amount of $127,200 for the demolition of the properties.

5. 2026-R-039

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

ECONOMIC DEVELOPMENT / INCENTIVES:

6. **2026-A-016 (For Public Hearing)**

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

****Request will be made for continuance to November 18, 2026**

7. **2026-A-017 (For Public Hearing)**

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

****Request will be made for continuance to November 18, 2026**

8. **2026-A-048**

Preliminary Economic Revitalization Area M22 Housing, LP, located at 2204 North Meridian Street, Council District #12, Center Township. (Recommend approval of ten (10) years real property tax abatement.)

PLANNING:

9. **2026-P-008 (For Public Hearing)**

Amends a segment of the Comprehensive Plan of Marion County, Indiana. This amendment to the Marion County Land Use Plan is an update to integrate the twenty specific area plans, provide language and format updates for ease of use of the Pattern Book, and adjust existing land use typologies to meet current needs throughout Indianapolis Marion County.

HISTORIC PRESERVATION:

10. **2026-HP-002 (For Public Hearing)**

Adopts the "The Former St. Francis de Sales Catholic Church Preservation Plan 46 – the Former St. Francis de Sales Catholic Church (HA-46 SF)" as part of the Comprehensive Plan for Indianapolis-Marion County. The Plan provides preservation guidelines and recommendations based on the historic, architectural, and cultural significance of the Former St. Francis de Sales Church.

Zoning Petitions:

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

11. **2026-APP-017 | 2345 West 86th Street**
Washington Township, Council District #13
HD-2
Little Sisters of the Poor of Indianapolis, Inc., by Chad Mayes

Hospital District-Two Approval for the construction of a proposed 71,196 square-foot building, with sidewalks, landscaping, a 1,978 square-foot accessory structure, and parking areas with 80 total spaces. The existing building and parking area would be demolished.

****Request will be made continuance to November 18, 2026**

12. **2026-APP-018 | 2063 Ruckle Street**
Center Township, Council District #13
PK-2
Ralph and Donna Wagle, by David Gilman

Park District Two approval to provide for the construction of a two-family dwelling and a detached garage.

13. **2026-ZON-072 | 7644 Big Bend Boulevard**
Decatur Township, Council District #19
City of Indianapolis Department of Parks and Recreation, by Daniel Krzywicki

Rezoning of 27.28 acres from the D-P district to the PK-1 district to allow for use as a community park.

14. **2026-ZON-078 | 1131 Pleasant Street**
Center Township, Council District #18
Loree Hildebrant Living Trust, by Stephanie Truchan

Rezoning of 0.17-acre from the D-5 (TOD) district to the D-8 (TOD) district to provide for residential development.

15. **2026-CZN-846 | 5611 Michigan Road**
Washington Township, Council District #2
National Veterinary Associates, by Russell Brown

Rezoning of 3.04 acres from the C-S district to the C-S district to provide for veterinarian office.

16. **2026-CZN-851 | 2202 North Sherman Drive and 3724 East 22nd Street**
Center Township, Council District #8
UQ-1
Rock Impact, LLC, by Howard Stevenson

Rezoning of 0.24-acre from the UQ-1 district to the D-5 district to provide for residential uses.

17. **2026-CAP-852 | 524 East 16th Street**
Center Township, Council District #13
PK-2
Kroger Limited Partnership I, by Alex Barnett

Park District Two Approval to provide for one freestanding sign and one building sign on existing building.

18. **2026-ZON-056 | 1307 East 9th Street**
Center Township, Council District #13
JCM Property Solutions, LLC, by Enrique Martinez

Rezoning of 0.14-acre from the I-3 district to the D-8 district to provide for residential uses.

19. **2026-ZON-082 | 1395 North Pennsylvania Street**
Center Township, Council District #12
Enrique Martinez

Rezoning of 0.17-acre from the C-4 district to the D-8 district to provide to legally establish residential use.

20. **2026-ZON-089 | 5529 Bonna Avenue**
Center Township, Council District #14
LHB Irvington, LLC, by David Gilman

Rezoning of 2.7 acres from the C-S district to the MU-2 district to provide for an artisan bakery and commercial uses.

21. **2026-REG-044 | 2955 North Meridian Street**
Center Township, Council District #12
C-S (RC) (TOD)
Stock Yards Bank & Trust Co., by Megan Short

Regional Center Approval to provide for a one-story bank branch, with associated surface parking, landscaping, and pedestrian connections to Meridian Street and 29th Street.

PETITIONS OF NO APPEAL (RECOMMENDED FOR DENIAL):

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

22. REGIONAL CENTER PETITION RECOMMENDED FOR APPROVAL BY REGIONAL CENTER HEARING EXAMINER, APPEAL FILED BY REMONSTRATOR:

2026-REG-006 | 219 Koehne Street, 1437 – 1533 (odd) Saulcy Street, and 1422 – 1528 Astor Street
Center Township, Council District #18
D-8 (RC)
Brougher Developments, LLC, by Misha Rabinowitch

Regional Center Approval to provide for demolition of existing dwellings and accessory structures and for construction of a multi-family residential development, consisting of approximately 241 units, an integrated parking garage with 258 spaces, and resident amenities, including a community room, fitness area, computer center, a leasing office, a playground, dog park, and a grilling area.

23. REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2026-ZON-060 | 1305 Broad Ripple Avenue
Washington Township, Council District #7
Zinkan Enterprises, by Misha Rabinowitch

Rezoning of 1.54 acres from the D-5 district to the D-P district to provide for a mixed-use development consisting of 94 multi-family dwellings and approximately 9,000 square feet of neighborhood and service commercial uses.

****Staff request for continuance for cause to November 18, 2026**

24. COMPANION PETITIONS SCHEDULED FOR INTIAL HEARING:

2026-CZN-841 / 2026-CVR-841 | 5935 West 56th
Pike Township, Council District #5
Exponential Equity Group, Inc., by Misha Rabinowitch

Rezoning of 10.3 acres, from the SU-1 district to the D-P district to provide for a development consisting of 34 multi-family units and 10 townhomes, and existing religious uses.

(To Be Withdrawn) Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a total of 214 parking spaces (minimum 232 parking spaces required).

Additional Business:

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

METROPOLITAN DEVELOPMENT COMMISSION (MDC)

MEMBER ROSTER

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

Bruce Schumacher (Acting Secretary)	Mayor	01/01/2026 – 12/31/2026
Brandon Herget	City-County Council	02/02/2026 – 02/02/2027
Brent Lyle	City-County Council	12/02/2025 – 12/02/2026
Vacant	City-County Council	
Brigid Robinson	Mayor	01/01/2026 – 12/31/2026
Gregg West	City-County Council	06/01/2026 – 05/07/2027

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

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2026-R-033

WHEREAS, the Department of Metropolitan Development ("DMD"), by authority of and pursuant to I.C. 36-7-15.1, engages in redevelopment and land bank activities within the Marion County Redevelopment District Area, Marion County, Indiana; and

WHEREAS, Pursuant to I.C. 36-7-15.1, the Metropolitan Development Commission ("MDC") acts as the redevelopment commission of the Consolidated City of Indianapolis ("City); and, consistent with the policy and purpose of I.C. 36-7-15.1, has a duty to promote the use of land in the manner that best serves the interests of the City and its inhabitants and broad authority to take actions to foster redevelopment, including affordable housing; and

WHEREAS, the MDC is authorized to approve the employment of all persons engaged by contract to render professional or consulting services for DMD; and

WHEREAS, in order to carry out the duties described in I.C. 36-7-15.1, DMD requires access to professional outside legal services on an as-needed, as-assigned basis including , but not limited to quiet title actions, small claims, and other legal duties as assigned to in relation real estate matters, including but not limited to, land acquisition and disposal ("Services"); and

WHEREAS, to address both current and future needs for Services, DMD desires to enter into a contract with RICKS LEGAL SERVICES LLC for Services, with individual supplements to specify services as needed. The number, nature, and volume of Services rendered will depend on actual needs as they arise, with matter-specific contract supplements to detail the scopes of Services and not-to-exceed amounts. The contract will have an initial budget of thirty thousand dollars and 00/100 ($30,000.00) for two (2) years and all contract Services may be paid from all sources of funding available for such Services.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The MDC hereby authorizes DMD to enter into agreements for legal Services with RICKS LEGAL SERVICES LLC, selected by DMD, and for terms not to exceed two (2) years in duration with an overall not to exceed budget of thirty thousand dollars and 00/100 ($30,000.00) with particular matters specified in individual contract supplements for Services.
2. The Director of the Department of Metropolitan Development is hereby authorized and directed to take such further actions and execute such documents as 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.

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on October 21, 2026, at the City-County Building, 2nd floor, Public Assembly Room (Room 230), Indianapolis, Indiana.

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

John J. Dillon III, President

Approved as to Adequacy of Legal Form:
Sheila Kinney
Sheila Kinney, Assistant Corporation Counsel
Date: 10/14/2026

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2026-R-036

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana ("MDC") serves as the Redevelopment Commission of the City of Indianapolis, Indiana (the "City") under I.C. 36- 7-15. 1 (the "Redevelopment Act"); and

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

WHEREAS, the MDC, by and through the City of Indianapolis, Department of Metropolitan Development (the "DMD") has engaged in redevelopment activities supporting Union Station ("Union Station"); and

WHEREAS, the MDC previously authorized the DMD to enter into contract (#21207) identifying Raven Commercial Group LLC, ("Raven") in RES 2024-R-015 and RES 2025-R-038**,** as a provider for property management services of Union Station; and

WHEREAS, the DMD seeks authorization to amend contract #21207 with Raven to increase the total contractual not-to-exceed amount by two hundred sixty thousand dollars and 00/100 ($260,000.00) for an overall contractual not-to-exceed amount of five hundred eighty-five thousand dollars and 00/100 ($585,000.00) for the repairs of the tuck pointing/repointing of the masonry of the south wall of the Grand Hall to include flashing/gutter work and roof of Union Station, (the "Project").

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The MDC hereby authorizes the DMD to amend contract #21207 with Raven to increase the total contractual not-to-exceed amount by two hundred sixty thousand dollars and 00/100 ($260,000.00) for an overall contractual not-to-exceed amount of five hundred eighty-five thousand dollars and 00/100 ($585,000.00) in furtherance of the Project.

2. The Director of the Department of Metropolitan Development is hereby authorized to execute the necessary documents for the Agreement in accordance with this resolution and to do all acts and execute all other documents and instruments deemed necessary or appropriate by such official on behalf of the MDC to best accomplish the objectives set forth herein, and all actions heretofore taken by any such official toward the completion thereof are hereby ratified and approved

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

John J. Dillon III, President

Approved as to Adequacy of Legal Form:

Sheila Kinney

Sheila Kinney, Assistant Corporation Counsel
Date: 10/13/2026

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2026-R-037

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana ("MDC") serves as the Redevelopment Commission of the City of Indianapolis, Indiana ("City") under I.C. 36-7-15. 1 (the "Redevelopment Act"); and

WHEREAS, in furtherance of said redevelopment activities within Marion County, the DMD contracts for property preservation services--including boarding, debris removal, and fencing, etc. ("Services") for DMD-owned properties; and

WHEREAS, to secure a competitive price for the Services, the DMD conducted a Request for Bids (RFB-13DMD-80) in 2022 and identified Allied Logistical Services, Inc. as the responsible and responsive bidder with the lowest price to provide the required Services, and the MDC previously awarded; and

WHEREAS, DMD seeks authorization to amend the contract (#19033) with Allied Logistical Services, Inc. to increase the total not to exceed amount by forty thousand dollars and 00/100 ($40,000.00) for an overall not to exceed amount of one million six hundred fifteen thousand dollars and 00/100 ($1,615,000); and

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The MDC hereby authorizes the DMD to amend the agreement with Allied Logistical Services, Inc. for Services by an increase to the total not to exceed amount by forty thousand dollars and 00/100 ($40,000.00) for an overall not to exceed amount of one million six hundred fifteen thousand dollars and 00/100 ($1,615,000).

2. The Director of the Department of Metropolitan Development is hereby authorized to execute the necessary documents for the Agreement in accordance with this resolution and to do all acts and execute all other documents and instruments deemed necessary or appropriate by such official on behalf of the MDC to best accomplish the objectives set forth herein, and all actions heretofore taken by any such official toward the completion thereof are hereby ratified and approved

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on October 21, 2026, at the City-County Building, 2nd floor, Public Assembly Room (Room 230), Indianapolis, Indiana.

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

John J. Dillon III, President

Approved as to Adequacy of Legal Form:
Sheila Kinney
Sheila Kinney, Assistant Corporation Counsel
Date: 10/14/2026

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2026-R-038

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana ("MDC") serves as the Redevelopment Commission of the City of Indianapolis, Indiana (the "City") under I.C. 36- 7-15. 1 (the "Redevelopment Act"); and

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

WHEREAS, the MDC, by and through the City of Indianapolis, Department of Metropolitan Development (the "DMD") operates a land bank through the DMD's Vacant to Vibrant program to convert vacant and blighted properties into community assets, (the "Program"); and

WHEREAS, in furtherance of the Program, DMD issued RFB-13DMD-104, 2026 for demolition of blighted properties beyond rehabilitation as listed in Exhibit A; and

WHEREAS, DMD recommends the MDC to award and enter intro contract with Ray's Demolition, LLC for a total not to exceed of one hundred twenty-seven thousand two hundred dollars ($127,200.00) for the demolition of the properties listed in Exhibit A as the lowest and most responsive bidder.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The MDC hereby authorizes DMD to enter into contract with Ray's Demolition, LLC for a total not to exceed of one hundred twenty-seven thousand two hundred dollars ($127,200.00) for the demolition of the properties listed in Exhibit A.
2. The Director of the Department of Metropolitan Development is hereby authorized and directed to take such further actions and execute such documents as 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.

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on October 21, 2026, at the City-County Building, 2nd floor, Public Assembly Room (Room 230), Indianapolis, Indiana.

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

John J. Dillon III, President

Approved as to Adequacy of Legal Form:
Sheila Kinney
Sheila Kinney, Assistant Corporation Counsel
Date: 10/14/2026

Exhibit A

Parcel	Address
1068606	3519 E. 10th Street
1034316	2720 N. Gale Street
1004726	426 Beville Avenue
1088876	1857 Dexter St
1055435	2534 Burton Avenue
1056066	842 Eugene Street
1026585	2845 N. Olney Street
1020497	2841 N. Olney Street
1041454	3610 Prospect Street
1015273	1441 Perkins Avenue
1051937	199 S. Sherman Drive

Multiple Properties
Real Estate Conveyance
Multiple Transferees

METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA
Resolution No. 2026-R-039

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED THAT:

1.The Metropolitan Development Commission hereby authorizes the DMD to convey title or an option to purchase title of the Property to Transferees listed in Exhibit A, subject to the terms of the Agreement as described and for the sale listed in Exhibit A.

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

Approved as to Adequacy & Legal Form

Sheila Kinney

Sheila Kinney, Asst. Corp Counsel
Date: 10/14/2026

Metropolitan Development Commission

John J. Dillon III, President
Date: _____

Exhibit A

Address	Parcel Number	Transferee	Sale Program	Sale Price
38 S LaSalle St	1021349	Peace Oasis Empowerment Triangle Inc	Affordable	$5,000
2011 E 38th St	1039038	Infinity North, LLC	Standard	$21,000
354 N Beville Ave	1096296	Outreach Inc	Option	$500

METROPOLITAN DEVELOPMENT COMMISSION OF MARION COUNTY, INDIANA

FINAL ECONOMIC REVITALIZATION AREA RESOLUTION

RESOLUTION NO. 2026-A-016

REAL PROPERTY TAX ABATEMENT

Metrobloks LLC
2505 North Sherman Drive

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

WHEREAS, I.C. 6-1.1-12.1 empowers the Metropolitan Development Commission (hereinafter "Commission") to designate Economic Revitalization Areas and determine the length of the abatement period 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 empowers the Commission, at the time an Economic Revitalization Area is designated, to limit the dollar amount of the deduction that will be allowed with respect to a project; and

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

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

WHEREAS, the Applicant has requested the Subject Real Estate be designated as an Economic Revitalization Area for the purpose of achieving property tax savings in connection with the Project set forth in the attachment to this Resolution and occurring on the Subject Real Estate; and

WHEREAS, during a preliminary hearing at 1:00 p.m. on Wednesday, **July 15, 2026** the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area and recommended the appropriate length of the abatement period for such Area, and the Commission adopted **Preliminary Resolution No. 2026-A-014 ("Preliminary Resolution")** preliminarily designating the Subject Real Estate as an Economic Revitalization Area for an abatement period of ten (10) years ("Preliminary Resolution"); and it fixed 1:00 p.m. on

Wednesday, **October 21, 2026** for a public hearing of remonstrances and objections from persons interested in whether the Subject Real Estate should be designated as an Economic Revitalization Area; and

WHEREAS, a copy of such Preliminary Resolution was properly filed with the Marion County Assessor and proper legal notices were published indicating the adoption and substance of such Preliminary Resolution and stating when and where such final hearing would be held; and

WHEREAS, pursuant to Commission Resolution No. 01-A-041, 2001, the Applicant and the City have entered into a Memorandum of Agreement which shall be utilized to measure compliance with the proposed Project described in the attachment to this Resolution; and

WHEREAS, proper legal notices were published indicating the adoption of such Preliminary Resolution and stating when and where such final public hearing would be held.

NOW, THEREFORE, IT IS RESOLVED:

1. The Commission now confirms, amends, adopts, and approves such Preliminary Resolution and thereby finds, and establishes the area as an Economic Revitalization Area subject to the conditions that designation as an Economic Revitalization Area allows the abatement of property taxes only relative to the Project and the effectiveness of the designation can be terminated by action of the Commission if:

    A. The Applicant is unable to secure approval of the necessary variance or rezoning petition to provide for the proposed development.

    B. Construction on the Subject Real Estate is not in substantial conformance with the Project description contained in the final resolutions as supplemented by information in the application, site plan and elevations; or

    C. 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.

2. 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 or **December 31, 2031**, this termination does not limit the period of time the Applicant or successor owner is entitled to receive a partial abatement of property taxes to a period of less than ten (10) years.

3. This Economic Revitalization Area designation is limited to allowing the partial abatement of property taxes attributable to redevelopment or rehabilitation activities: **This designation does not allow abatement of property taxes for installation of new manufacturing equipment under 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 and rehabilitation activities occurring in the ERA.

4. Pursuant to I.C. 6-1.1-12.1-17, the Commission desires to utilize an alternative abatement schedule. The alternative schedule shall allow for **60% deduction** of the increased property taxes for each of the ten years of the real property tax abatement. This incentive is contingent upon the Company investing no less than two hundred fifty million dollars **$250,000,000** in qualified real property improvements.

5. The Commission has determined that the Project can reasonably be expected to yield the benefits identified in the attached "statement of benefits" and the "statement of benefits" is sufficient to justify the partial abatement of property taxes requested, based on the following findings:

   A. The estimate of the value of the proposed Project is reasonable for projects of that nature.

   B. The estimate of the number of individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed Project.

   C. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed Project.

   D. Other benefits about which information was requested are benefits which can reasonably be expected to result from the proposed Project.

   E. The "Totality of Benefits" is sufficient to justify the deduction.

6. Under the authority of I.C. 6-1.1-12.1, the Commission directs the Department of Metropolitan Development to survey projects receiving Economic Revitalization Area designation for compliance with job creation/retention figures, salaries associated with these figures and investment figures contained in the applicant's approved Final Economic Revitalization Area Resolution, the Memorandum of Agreement executed by and between the applicant and the City, and/or the statement of benefits form. The Commission may reduce the dollar amount, or rescind the deduction in its entirety, and/or require repayment of all or a portion of the deductions received by the applicant for failure to achieve the benefits identified in the Memorandum of Agreement and/or "statement of benefits", or for failure to respond to the mandatory survey.

7. The Commission directs the Department of Metropolitan Development to survey the Project described in the attachment to this Resolution annually for twelve (12) years. The dates of the twelve (12) surveys shall be on or about the following dates: 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, and 2040.

8. The Subject Real Estate and Project area are approved for an abatement period of **ten (10) years**.

9. A copy of this Resolution shall be filed with the Marion County Auditor.

[Remainder left intentionally blank, signatures to follow]

PROPOSED ABATEMENT SCHEDULE
REAL PROPERTY TAX ABATEMENT

YEAR OF DEDUCTION	PERCENTAGE
1st	60%
2nd	60%
3rd	60%
4th	60%
5th	60%
6th	60%
7th	60%
8th	60%
9th	60%
10th	60%

METROPOLITAN DEVELOPMENT COMMISSION

_____
John J. Dillion III, President

_____
Date

Approved as to Legal Form
and Adequacy this 14th day of
October 2026.

Sheila Kinney
_____
Sheila Kinney,
Assistant Corporation Counsel

STAFF ANALYSIS
REAL PROPERTY TAX ABATEMENT

Area Surrounding Subject Real Estate: The site is located at the intersection of 25th Street and North Sherman Drive, situated just south of the railroad tracks with frontage along North Sherman Drive.

Current Zoning..... C-S

New Jobs Created ..... 35 at $46.14/hr.

Jobs Retained: N/A

Estimated Cost of proposed project: $250,000,000.00

STAFF ANALYSIS

Metrobloks is a recently established U.S.-based developer and operator of next-generation data center infrastructure, formed in 2024 to address rapidly increasing demand for high-performance computing capacity supporting enterprise, cloud, and AI-driven workloads. The company specializes in delivering end-to-end development services, including site selection, power coordination, infrastructure buildout, and long-term operations. Metrobloks has indicated that Indianapolis offers competitive advantages for digital infrastructure investment due to available industrial sites, strong utility partnerships, and proximity to major fiber routes. The company has been engaged with City staff and local stakeholders to ensure alignment with long-term economic development and community objectives.

The proposed project consists of a two-building data center campus located at 2505 N. Sherman Drive in the Martindale–Brightwood community. The campus is anticipated to include up to two buildings totaling approximately 332,000 square feet, constructed in phases based on customer demand and availability of utility infrastructure, particularly power. Metrobloks plans to invest approximately $250 million in real property improvements and essential facility infrastructure, with additional investment in enterprise IT equipment installed in alignment with construction timelines. The project structure anticipates significant additional tenant-driven computing equipment investment over time, contingent on power allocation at the site.

The data center campus is expected to generate meaningful economic benefits for Marion County through large-scale capital investment, job creation, and ongoing operations. Metrobloks has committed to prioritizing local hiring and workforce development in partnership with workforce agencies, community colleges, and technical training providers. These efforts are intended to create pathways into data center operations, electrical and mechanical trades, and critical-infrastructure careers. Staff notes that the project represents a long-term, high-value asset in an industry that continues to expand rapidly, positioning Indianapolis as a competitive location for advanced digital infrastructure.

Data centers require substantial upfront investment in specialized power and mechanical systems, and the project remains highly mobile given competing jurisdictions offering similar site characteristics with more aggressive incentive structures. Metrobloks is also working with the District Councilor, Indy Economic Development Inc. (IEDI), and the City to contribute to infrastructure

improvements, parks, and community grant initiatives that support broader neighborhood connectivity and development in Martindale-Brightwood.

The applicant is requesting tax abatement to assist in off-setting the initial high costs of equipment 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. Staff believes that a project such as this would not be economically feasible without the tax abatement incentive. IEDI recommends approval of the abatement due to the scale of the proposed investment, the highly competitive nature of the data center industry, and the project's potential to attract high-value technology tenants to Indianapolis. As a colocation data center provider, Metrobloks leases space and critical infrastructure to multiple customers rather than operating as a single-user facility. The enhanced abatement helps improve the competitiveness of the project and allows the company to pass a portion of those savings through to prospective tenants, supporting the attraction and retention of businesses that invest in advanced technology, digital infrastructure, and innovation-driven operations.

This allows the project to reach its highest tax value and return on investment for the city. The recommendation recognized the significant real property investment required to build and modernize data center facilities, while also supporting long-term growth of Indianapolis' digital economy. The abatement offered is structured to also provide immediate tax revenue to the city and is tied to an upfront Inclusion Plan payment. This abatement term and level is commiserated with other abatements offered for this scope and scale of project.

Indianapolis Economic Development Inc. 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: D M D Staff at the recommendation of Indianapolis Economic Development, Inc. forwards resolution 2026-A-016 for consideration of approval of ten(10) years real property tax abatement.

TOTALITY OF BENEFITS

PETITIONER: Metrobloks, LLC

INVESTMENT: Staff estimates that the proposed investment of $250,000,000.00 should result in an increase to the tax base of approximately **$83,000,000.00** of assessed value. Staff estimates that over the ten (10) year real property tax abatement period the petitioner will realize savings of approximately **$12,911,370.00** (a 60% savings). During the abatement period, the petitioner is expected to pay an estimated $**8,662,600.00** 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 $5,502.00 annually (2026 pay 2025 taxes). After the tax abatement expires, the petitioner can be expected to pay an estimated $**2,270,654.00** in real property taxes annually on the new improvements, in addition to the annual taxes attributable to the current value of the land.

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

OTHER BENEFITS: Staff believes this Project is significant for Center Township in terms of high new tax revenue that is long-term, potential job creation and retention and tenant attraction. Furthermore, staff believes the petitioner's Project will lead to continued future investment and development in Marion County. This will represent one of the largest investments in the City's history.

STAFF COMMENT: DMD Staff at the recommendation of Indianapolis Economic Development Inc. believes the "Totality of Benefits" arising from the Project are sufficient to justify the granting of the tax abatement.

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PROJECT SUMMARY

Factual Information

Applicant: Metrobloks, LLC

Subject Real Estate: 2505 North Sherman Drive

Center Township Parcel Numbers: 1098703

PROJECT DESCRIPTION

Metrobloks, a U.S. based developer of next-generation data center infrastructure, is planning a two-building data center campus at 2505 N. Sherman Drive. Since 2024 to meet rising demand for high-performance computing, the company provides end-to-end development services from site selection to long-term operations. The Indianapolis campus will include up to two buildings totaling about 332,000 square feet, developed in phases based on customer demand, utility readiness, and available power.

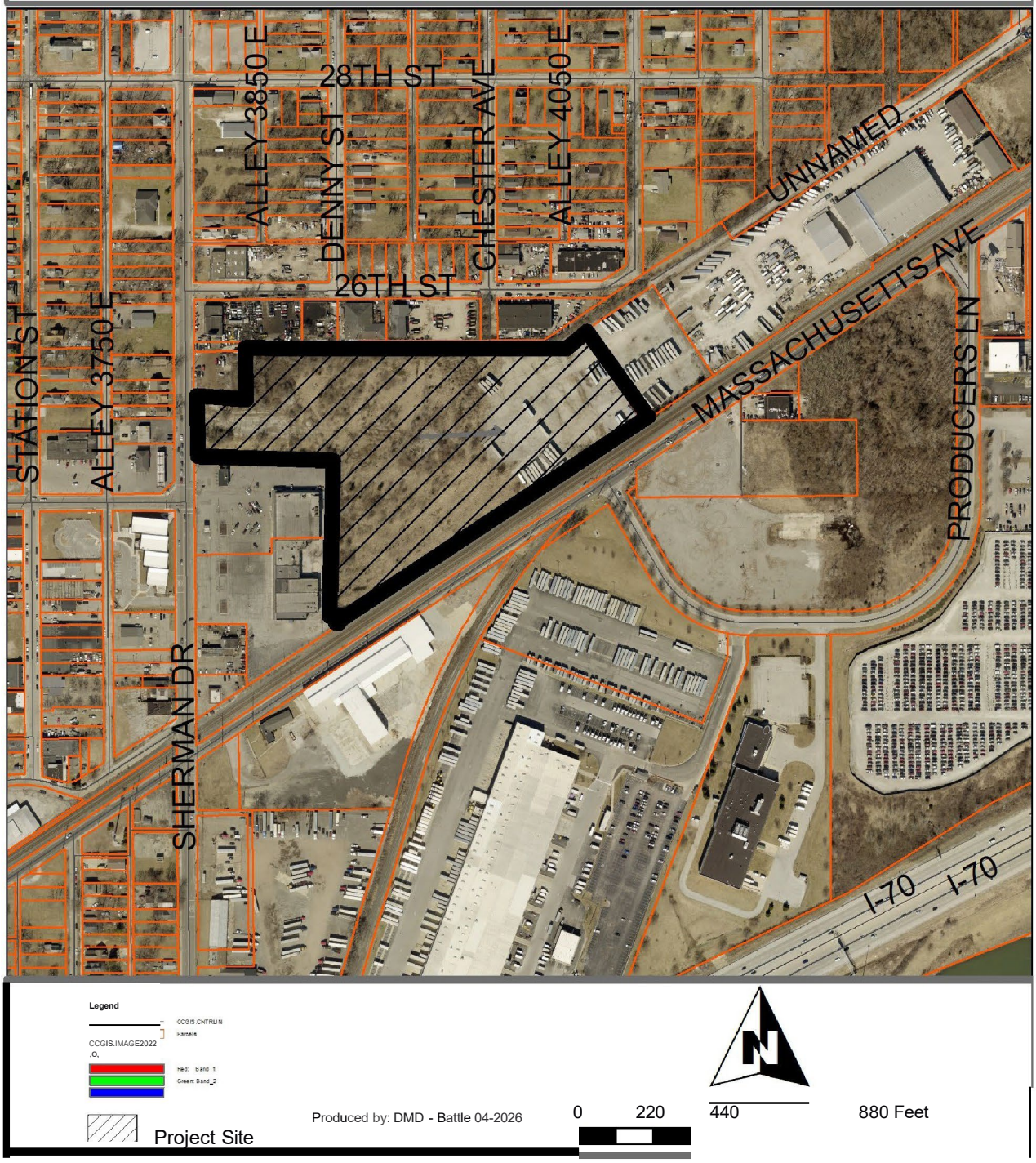
The project includes approximately $250 million in real property and IT infrastructure investments, supported by up to $3.1 billion in partnerships with major equipment manufacturers. Once completed, the facility will support enterprise, cloud, and advanced computing workloads while generating economic benefits through capital investment, job creation, and ongoing operations. Metrobloks will prioritize local hiring in partnership with workforce and training organizations in Marion County.

To ensure competitiveness in a capital-intensive industry, Metrobloks is seeking public support to offset significant upfront infrastructure costs and risks related to power and pre-leasing. Working alongside the District Councilor, Indy Economic Development Inc. (IEDI), and the Department of Public Works, the company also plans to contribute to infrastructure improvements, parks, and community grant initiatives that support broader neighborhood connectivity and development in Martindale–Brightwood.

RECOMMENDATION: DMD Staff at the recommendation of Indianapolis Economic Development, Inc. forwards resolution 2026-A-016 for consideration of approval of ten(10) years real property tax abatement.

Project Site-Map – Exhibit A

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



METROPOLITAN DEVELOPMENT COMMISSION OF

MARION COUNTY, INDIANA

FINAL ECONOMIC REVITALIZATION AREA RESOLUTION

Resolution No. 2026-A-2017

PERSONAL PROPERTY TAX ABATEMENT

Metrobloks, LLC
2505 North Sherman Drive

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

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

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

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

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

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

WHEREAS, during a preliminary hearing at 1:00 p.m. on Wednesday**, July 15, 2026,** the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area and the Commission adopted **Preliminary Resolution No. 2026-A-015**, preliminarily designating the Subject Real Estate as an Economic Revitalization Area subject to the adoption of a confirming resolution by the Commission and subject to limiting conditions, and it fixed 1:00 p.m. on Wednesday, **October 21, 2026** in the Public Assembly Room of the City-County Building for the public hearing of remonstrances and objections from persons interested in whether the Subject Real Estate should be designated as an Economic Revitalization Area to allow for the installation of the specified New Equipment; and

WHEREAS, a copy of such Preliminary Resolution was properly filed with the Marion County Assessor and proper legal notices were published indicating the adoption and substance of such Preliminary Resolution and stating when and where such final hearing would be held; and

WHEREAS, pursuant to Commission Resolution No. 01-A-041, 2001, the Applicant and City have entered into a Memorandum of Agreement which shall be utilized to measure compliance with the proposed Project described in the attachment to this resolution; and

WHEREAS, at such final hearing, evidence and testimony, and Assertions 1 through 6 stated on the attachment to this Resolution, (along with all written remonstrances and objections previously filed) were considered by the Commission;

NOW, THEREFORE, IT IS RESOLVED:

1. The Commission now confirms, adopts and approves such Preliminary Resolution and thereby designates, finds and establishes the Subject Real Estate as an Economic Revitalization Area. This designation is subject to the conditions that designation allows abatement of property taxes only relative to the installation of the Specified New Equipment on the Subject Real Estate. However, at the written request of the Applicant, the Director of the Department of Metropolitan Development is allowed to authorize in writing, substitutions, modifications and additions which are not substantial in nature to the specified New Equipment, prior to March 1 of the year in which the initial certified deduction application for the Specified New Equipment is filed with the Township Assessor.

2. The **Economic Revitalization Area designation terminates December 31, 2043. Accordingly, partial abatement of property taxes is allowed relative to Specified New Equipment installed on the Subject Real Estate during the period September 16, 2026, to December 31, 2043**. However, termination of this designation does not limit the time the Applicant or successor owner is entitled to receive a partial abatement of property taxes, relative to Specified New Equipment installed on the subject real estate before termination of such designation, to a period of less than fifteen (15) years.

3. The partial abatement of property taxes attributable to the installation of the Specified New Equipment is subject to limitations contained in I.C. 6-1.1-12.1-4.5 (c) and (d).

4. This Economic Revitalization Area designation is limited to allowing partial abatement of property taxes attributable to the installation of the Specified New Equipment on the Subject Real Estate and does not allow the abatement of real property taxes attributable to redevelopment or rehabilitation activities under I.C. 6-1.1-12.1-3.

5. The Commission has determined that the Project can reasonably be expected to yield the benefits identified in the attached "Statement of Benefits" and that the "Statement of Benefits" is sufficient to justify the partial abatement of property taxes requested, based on the following findings:

   A. The estimate of the cost of the Specified New Equipment is reasonable for equipment of that type.

   B. The estimate of the number of individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed installation of the Specified New Equipment.

C. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed installation of the Specified New Equipment.

D. Other benefits about which information was requested are benefits which can reasonably be expected to result from the proposed installation of the Specified New Equipment.

E. The "Totality of Benefits" is sufficient to justify the deduction.

6. Under the authority of I.C. 6-1.1-12.1-5.1(b), the Commission directs the Department of Metropolitan Development to survey projects receiving Economic Revitalization Area designation for compliance with job creation/retention figures, salaries associated with these figures and investment figures contained in the Applicant's approved Final Economic Revitalization Area Resolution, the Memorandum of Agreement executed by and between the applicant and the City, and/or the Statement of Benefits form. The Commission may reduce the dollar amount, or rescind the deduction in its entirety, and/or require repayment of all or a portion of the deductions received by the applicant for failure to achieve the benefits identified in the attached Memorandum of Agreement and/or "Statement of Benefits" or failure to respond to the mandatory survey.

7. The Commission directs the Department of Metropolitan Development to survey the project described in the attachment to this Resolution annually for a total of fifteen (15) years plus two (2) additional years. The dates of the seventeen (17) of surveys shall be on or about the following dates: **2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045.**

8. The Subject Real Estate and Project area are approved for an abatement period of fifteen (15) years.

9. The fifteen (15) years personal property tax abatement shall utilize the following deduction schedule.

YEAR OF DEDUCTION	PERCENTAGE
1ST	90%
2ND	90%
3RD	90%
4TH	90%
5TH	90%
6TH	90%
7TH	90%
8TH	90%
9TH	90%
10TH	90%
11TH	90%
12TH	90%
13TH	90%
14TH	90%
15TH	90%

10. A copy of this Resolution shall be filed with the Marion County Auditor.

METROPOLITAN DEVELOPMENT COMMISSION

_____

John J. Dillon III, President

_____

Date

Approved as to Legal Form
and Adequacy this 14th day

of October 2026.

Sheila Kinney
Sheila Kinney
Assistant Corporation Counsel

STAFF COMMENT
PERSONAL PROPERTY TAX ABATEMENT

Street Address ..... 2505 North Sherman Drive

New Jobs Created.....35 at $46.14/hr.

Jobs Retained .....N/A

Estimated Cost of Equipment: $406,000,000.00 (Metrobloks) $2,700,000,000.00 (Tenant)

STAFF ANALYSIS

Metrobloks is proposing a $250 million real property investment for digital infrastructure, along with an additional $3.1 billion in personal property investment, in Martindale-Brightwood, representing one of the largest private capital projects in Indianapolis history. The company plans to develop a two-building data center campus across approximately 15 acres at 2505 North Sherman Drive.

Metrobloks' design approach emphasizes sustainability, operational efficiency, and community integration. The campus will incorporate modern cooling technologies and a closed-loop water-reduction system that significantly minimizes long-term water usage. The peak water usage is equivalent to a residential household. Extensive screening, green space, and perimeter landscaping are planned to reduce visual and noise impacts on surrounding neighborhoods. Additionally, Metrobloks intends to fund several infrastructure improvements that enhance long-term grid reliability and modernization to benefit the surrounding area.

Upon completion, Metrobloks anticipates creating roughly 35 permanent full-time positions with an average hourly wage of $46.14/hr., reflecting strong wage competitiveness within the metropolitan region's technology and infrastructure sectors. The company has committed to local hiring and training programs with local schools and skilled labor entities in addition to the FTE commitments above. Data centers require substantial upfront investment in specialized power and mechanical systems, and the project remains highly mobile given competing jurisdictions offering similar site characteristics with more aggressive incentive structures. As part of its commitments under the proposed tax abatement, Metrobloks has agreed to and worked with the District Councilor, City of Indianapolis and Indy Economic Development Inc. (IEDI) to contribute 12.5% of its total tax savings toward infrastructure improvements, parks and community grant initiatives that support broader neighborhood connectivity and development in Martindale–Brightwood. This is above the 5% inclusion plan minimum.

The applicant is requesting tax abatement to assist in off-setting the high costs of equipment 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. Staff believes that a project such as this would not be economically feasible without the tax abatement incentive.

IEDI recommends approval of the abatement due to the scale of the proposed investment, the highly competitive nature of the data center industry, and the project's potential to attract high-value technology tenants to Indianapolis. As a colocation data center provider, Metrobloks leases space and critical infrastructure to multiple customers rather than operating as a single-user facility. The enhanced abatement helps improve the competitiveness of the project and allows the company to pass a portion of those savings through to prospective tenants, supporting the attraction and retention of businesses that invest in advanced technology, digital infrastructure, and innovation-driven operations. The recommendation recognized the significant personal property investment required to equip and modernize data center facilities, while also supporting long-term growth of Indianapolis' digital economy. The enhanced abatement includes a mandatory performance review and re-evaluation in year 10 to ensure the project continues to deliver the anticipated economic benefits and remains aligned with the City's development objectives. The high value of the personal property and future tenant refreshes that are an industry standard, make this projec a long-term return of investment leading to this companying being a top taxpayer in Marion County. Based on th

project's substantial capital investment and potential to attract high-quality employers, IEDI finds that the enhanced personal property abatement is warranted and serves public purpose.

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

RECOMMENDATION: DMD Staff at the recommendation of Indianapolis Economic Development Inc. forwards resolution 2026-A-017 for consideration of approval of fifteen (15) years personal property tax abatement.

STATEMENT OF BENEFITS

PETITIONER: **Metrobloks, LLC**

INVESTMENT: *(Metrobloks)*
Staff estimates that the proposed investment of **$406,000,000.00** ($398,000,000 qualified investment) over the fifteen (15) year enhanced personal property tax abatement periods for the respective investments, the petitioner will realize savings of approximately **$39,698,170.00** (a 90% savings). In aggregate, over the course of each investment's respective abatement period, the petitioner is expected to pay an estimated $**4**,**410,907.00** in qualified personal property taxes related to the new equipment. After all the respective tax abatements expire, the petitioner can be expected to pay an estimated **$716,388.00** in qualified personal property taxes annually related to the new equipment.

(Tenant)
Staff estimates that for the proposed investment of $**2,700,000,000.00** ($1,350,000,000 for each Cycle 1 and 2), over the respective fifteen (15) year enhanced personal property tax abatement periods for the respective investments, the petitioner will realize savings of approximately **$128,655,232.00** (a 90% savings) assuming each respective investment is retired after 5 years and refreshed only once (in Cycle 2) approximately 5 years after each investment in Cycle 1. In aggregate, over the course of each investment's respective abatement period, the petitioner is expected to pay an estimated **$14,295,026.00** in personal property taxes related to the new equipment. *Metrobloks' assumptions assume tenant personal property retirement and no refresh beyond cycle 2, so there is no estimated annual personal property taxes post-abatement. This proves a conservative floor estimate of taxes paid.*

EMPLOYMENT: The petitioner estimates that this project will create thirty-five (35) new positions at an average or minimum wage of $46.14/hr. Staff finds these figures to be reasonable for a project of this nature. In addition, company has committed to school and workforce partnerships as well as local hiring.

OTHER BENEFITS: Staff of Indianapolis Economic Development Inc. believes this project is significant for Center Township in terms of new taxes and potential job creation and retention. Furthermore, staff believes the petitioner's project will lead to continued future investment in Marion County. This project represents one of the largest investments in the history of the City.

STAFF COMMENT: DMD Staff at the recommendation of Indianapolis Economic Development Inc. believes the "Totality of Benefits" arising from the Project are sufficient to justify the granting of the tax abatement.

PROJECT SUMMARY

Applicant: **Metrobloks, LLC**

Subject Real Estate: 2505 North Sherman Drive

Center Township Parcel Number: Parcel #1098703

Project Description

Metrobloks, a U.S. based developer of next-generation data center infrastructure, is planning a two-building data center campus at 2505 N. Sherman Drive. Formed in 2024 to meet rising demand for high-performance computing, the company provides end-to-end development services from site selection to long-term operations. The Indianapolis campus may include up to two buildings totaling about 332,000 square feet, developed in phases based on customer demand, utility readiness, and available power.

The project includes approximately $250 million in real property and IT infrastructure investments, supported by up to $3.1 billion in partnerships with major equipment manufacturers. Once completed, the facility will support enterprise, cloud, and advanced computing workloads while generating economic benefits through capital investment, job creation, and ongoing operations. Metrobloks will prioritize local hiring in partnership with workforce and training organizations in Marion County.

To ensure competitiveness in a capital-intensive industry, Metrobloks is seeking public support to offset significant upfront infrastructure costs and risks related to power and pre-leasing. Working alongside the District Councilor, Indy Economic Development Inc. (IEDI), and the Department of Public Works, the company also plans to contribute to contribute to infrastructure improvements, parks, and community grant initiatives that support broader neighborhood connectivity and development in Martindale–Brightwood.

New Jobs Created: 35 at $46.14/hr.

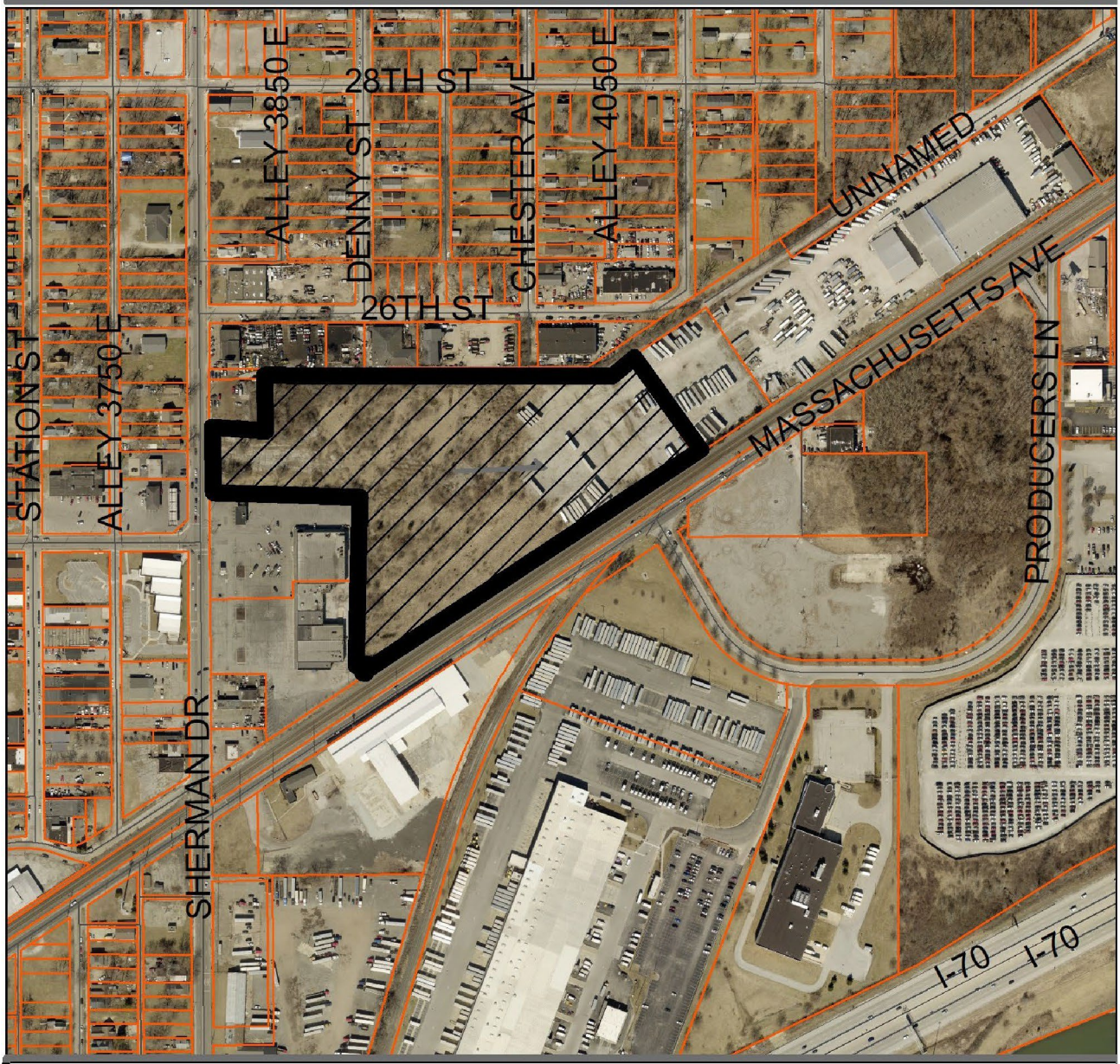
Job Retained: N/A

Estimated Cost of Project: $2,700,000,000.00

RECOMMENDATION: DMD Staff at the recommendation of Indianapolis Economic Development, Inc. forwards resolution 2026-A-017 for consideration of approval of fifteen (15) years personal property tax abatement.

EXHIBIT A - SITE MAP

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



Legend

CCGIS.CNTRLIN

Parcels

CCGIS.IMAGE2022

Red: Band_1
Green: Band_2
Blue: Band_3

Produced by: DMD - Battle 04-2026

0 220 440 880 Feet

Project Site

METROPOLITAN DEVELOPMENT COMMISSION OF

MARION COUNTY, INDIANA

PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION

Resolution No. 2026-A-048

REAL PROPERTY TAX ABATEMENT

M22 Housing LP
2204 North Meridian Street

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, **October 21, 2026,** the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area, and sufficient evidence was provided which established Assertion 1 and some evidence was provided which tended to establish Assertions 2, 3, 4, 5, and 6 stated on the attachment to this Resolution.

NOW, THEREFORE, BE IT RESOLVED:

1. The Subject Real Estate is preliminarily designated as an Economic Revitalization Area for an abatement period of up to **ten (10)** years with a proposed abatement schedule as shown on the attachment to this

Preliminary Resolution. Final designation as an Economic Revitalization Area does not occur unless a resolution confirming this Preliminary Resolution is adopted in accordance with the governing statute.

2. Designation as an Economic Revitalization Area allows abatement of property taxes, for the period indicated, only relative to the Project and **the effectiveness of the designation can be terminated by action of the Commission if:**

A. Construction on the Subject Real Estate is not in substantial conformance with the Project description contained in a final resolution as supplemented by information in the application, site plans, and elevations; or

B. Construction of the Project is not initiated within one (1) year of the date; a final resolution designating the Subject Real Estate as an Economic Revitalization Area is adopted.

3. In the event the investment period, as identified on the Statement of Benefits form, covers more than one assessment cycle, it is the intention of the Commission that Marion County Auditor shall treat each year of partial assessment as the first year of the abatement deduction schedule outlined in this abatement resolution. Each new increment of assessment that occurs during the approved investment period will trigger its own deduction schedule, ensuring that the Applicant is eligible to receive the full, intended abatement savings associated with its forecasted investment, provided that the Applicant timely files with Marion County a separate deduction application (State Forms CF-1 and 322/RE) for each new increment of assessment for which it seeks an abatement deduction.

4. The Economic Revitalization Area designation terminates **December 31, 2029, three (3)** years after the date a final resolution is adopted; however, relative to redevelopment or rehabilitation completed before the end of the three **(3)** 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 **one (1)** at approximately **126,279** 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, **December 16, 2026,** in the Public Assembly Room of the City-County Building for the public hearing of remonstrances and objections from persons interested in the Project and directs the publication of notice of public hearing in accordance with the governing statute. At this hearing, the Commission will take action relative to this Preliminary Resolution and determine whether the Subject Real Estate should be designated as an Economic Revitalization Area, fix the length of the abatement period at up to **ten (10)** years and establish an abatement schedule.

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 29th day
of September 2026

Sheila Kinney
_____
Assistant Corporation Counsel

ATTACHMENT TO

METROPOLITAN DEVELOPMENT COMMISSION RESOLUTION

REAL PROPERTY TAX ABATEMENT

FACTUAL INFORMATION

Applicant: M22 Housing LP

Subject Real Estate: 2204 North Meridian Street

Center Township Parcel Numbers: 1076755

PROJECT DESCRIPTION

M22 Housing LP has been a catalytic force in the revitalization of Indianapolis's Near Northside since 2021, advancing modern, affordable, and workforce-rate housing that strengthens long-term neighborhood stability. The company now plans to invest **$33,650,000** in the redevelopment of the North Building at **2204 North Meridian Street**, transforming it into a high-quality residential community.

The project lies within the North Meridian Allocation Area and will deliver **116 new apartment homes, twelve** (**12**) of which will be reserved for households at **30% AMI** through the Department of Metropolitan Development's Master Leasing Program. These dedicated affordable units will expand access to stable housing while supporting the City's broader affordability goals.

In addition to creating new housing opportunities, the redevelopment is expected to generate **four new jobs,** offering an average wage of **$24 per hour.** Together, these investments reflect M22 Housing LP's commitment to equitable development and sustained neighborhood growth.

FACTUAL ASSERTIONS :

1. The Subject Real Estate:

   A. ___ Is in a planned area which has a tax abatement policy as a part of its plan, or

   B. ___ is in a planned area which has a tax abatement policy as part of its plan, but such plan does not contain a recommendation for Economic Revitalization Area designation and the recommended length of abatement, or

   C. _X_ is not located in a planned area with a tax abatement policy.

2. _X_ The Subject Real Estate and the surrounding area are undesirable for normal development.

3. The project is allowed by zoning restrictions applicable to the subject real estate, or the necessary variance, rezoning or approval petitions are on file at the time of this application and have final approval prior to a final hearing on this resolution.

   A. _X_ Current zoning allows project.

   B. ___ Appropriate petition is on file.

   C. ___ Final approval for variance, rezoning or approval petition has been granted.

4. A. _X_ The application for Economic Revitalization Area designation was filed before a building permit was obtained, or construction work was initiated on the property, or

   B. ___ substantial evidence has been provided supporting that work was started under the following appropriate exception:

5. A. X_ The subject real estate is governed by Metropolitan Development Commission Resolution No. 01-A-041, 2001 Real Property Tax Abatement Policy for Commercial Projects, which allows up to ten years of abatement for qualifying development, or

   B. ___ The project is eligible to receive ten (10) years tax abatement due to the following recognized exceptional circumstances which justify the longer deduction period:

6. The Subject Real Estate is:

   A. _X__ Located outside of a previously established allocation area as defined in I.C. 36-7-15.1-26, or

   B. __ Located in an allocation area, but has been determined by the Commission to be acceptable for real property tax abatement.

PROPOSED ABATEMENT SCHEDULE
REAL PROPERTY TAX ABATEMENT

M22 Housing, LP

YEAR OF DEDUCTION	PERCENTAGE
1st	80%
2nd	80%
3rd	80%
4th	80%
5th	80%
6th	80%
7th	80%
8th	80%
9th	80%
10th	80%

STAFF ANALYSIS
REAL PROPERTY TAX ABATEMENT

Area Surrounding Subject Real Estate: The site is in the heart of Center Township, just east of Meridian Street, north of 22nd Street and west of Pierson.

Current Zoning: MU2

New Jobs Created: ..... 4 at an average wage of $24.00/hr.

Jobs Retained: 0

Estimated Cost of proposed project: $33,650,000.00

STAFF ANALYSIS

M22 Housing LP has been an active driver of revitalization efforts on Indianapolis's Near Northside since 2021, with a strong focus on delivering modern, affordable, and workforce-rate housing that supports long-term neighborhood stability and growth. This project lies within the North Meridian Allocation Area.

The proposed redevelopment of the North Building at 2204 North Meridian Street represents a significant continued investment in this corridor. M22 Housing LP plans to invest $33,650,000 to transform the underutilized site into a high-quality residential community consisting of 116 new apartment homes. Twelve of these units will be reserved for households at 30% of Area Median Income through the Department of Metropolitan Development's Master Lease Program, advancing the City's affordability goals while supporting equitable access to housing.

In addition to expanding residential options, the project will generate four new jobs with an average wage of $24 per hour, contributing modest but positive economic activity within the neighborhood. The redevelopment is expected to add momentum to revitalization efforts along the North Meridian corridor by bringing new residents, improved building conditions, and increased connectivity to surrounding community assets.

Construction is anticipated to begin in the second quarter of 2027, with completion and unit delivery projected in the third quarter of 2028. Upon completion, the development is expected to reinforce ongoing neighborhood transformation efforts, strengthen connections to nearby health and community services, and contribute to a more vibrant and inclusive Near Northside.

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

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

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

TOTALITY OF BENEFITS

PETITIONER: M22 Housing LP

INVESTMENT: Staff estimates that the proposed investment of **$33,650,000.00** should result in an increase to the tax base of approximately **$24,429,500.00** of assessed value. Staff estimates that over the **ten (10) year** real property tax abatement period the petitioner will realize savings of approximately $**3,988.136.79** (a 72% savings). During the abatement period, the petitioner is expected to pay an estimated **$1,554,413.49** 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 **$23,687.40** annually (pay 2026 taxes). After the tax abatement expires, the petitioner can be expected to pay an estimated **$554,255.03** in real property taxes annually on the new improvements, in addition to the annual taxes attributable to the current value of the land.

EMPLOYMENT: The petitioner estimates that this project will create a minimum of **four (4)** positions at an average wage of not less than **$24.00/hr**. Staff finds these figures to be reasonable for a project of this nature.

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

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

Project Site

M22 Housing LP
Project Site: 2204 North Meridian Street
Parcel #1076755



METROPOLITAN DEVELOPMENT COMMISSION

OF MARION COUNTY, INDIANA

RESOLUTION NO. 2026-P-008

RESOLUTION 2026-P-008, amending a segment of the Comprehensive or Master Plan of Marion County, Indiana, the Marion County Land Use Plan.

Be it resolved that, pursuant to I.C. 36-7-4, the Metropolitan Development Commission of Marion County, Indiana, hereby amends the Comprehensive or Master Plan for Marion County, Indiana, by the adoption of the Marion County Land Use Plan, a copy of which is on file and available for inspection during normal business hours in the office of the Department of Metropolitan Development, as an amendment to the Comprehensive or Master Plan of Marion County, Indiana.

Be it further resolved that the Secretary of the Metropolitan Development Commission is directed to certify copies of this Resolution 2026-P-008 amending the Comprehensive or Master Plan of Marion County, Indiana, Marion County Land Use Plan.

Be it further resolved that the Director of the Department of Metropolitan Development is directed to mail or deliver certified copies of this Resolution 2026-P-008, to the Mayor of the City of Indianapolis, the City-County Council of Indianapolis and Marion County, the Board of Commissioners of Marion County, Indiana and to the legislative authorities of the incorporated cities and towns of Marion County, Indiana that are directly affected by this plan: all cities and towns. The Director shall also file one (1) summary of the plan in the office of the Recorder of Marion County.

DATE: _____

METROPOLITAN DEVELOPMENT
COMMISSION OF MARION COUNTY, INDIANA

_____
John J. Dillon III, President

APPROVED AS TO LEGAL FORM
AND ADEQUACY THIS 27th DAY
OF AUGUST, 2026

_____
Christopher Steinmetz,
Assistant Corporation Counsel

METROPOLITAN DEVELOPMENT COMMISSION OF MARION COUNTY, INDIANA
RESOLUTION NO. 2026-HP-002
THE FORMER ST. FRANCIS DE SALES CATHOLIC CHURCH

WHEREAS, the Indianapolis Metropolitan Development Commission (the “Commission” or “MDC”) serves as the Plan Commission of the Consolidated City of Indianapolis-Marion County, Indiana (the "City") under IC 36-7-4 (the “Local Planning and Zoning statute”); and

WHEREAS, in that capacity the Commission serves as the planning and zoning authority; and

WHEREAS, as it is the duty of the Commission to adopt, after a public hearing, segments of the Marion County Comprehensive Plan; and

WHEREAS, the Indianapolis Historic Preservation Commission (the "IHPC") has been given the statutory power and duty to identify by declaratory resolution areas, structures, and sites in the county having historic or architectural significance, and prepare historic plans for them; and

WHEREAS, the IHPC has the power and the duty under IC 36-7-11.1-6 to prepare proposed historic preservation plans for all appropriate areas of the county and submit proposed historic preservations plans to the MDC for consideration for adoption as a segment of the comprehensive plan of the county; and

WHEREAS, the IHPC considers the former St. Francis de Sales Catholic Church located at 2186 North Sherman Drive, Indianapolis, Marion County, Indiana to be of historic and architectural significance, and a historic plan has been prepared for the former St. Francis de Sales Catholic Church; and

WHEREAS, on August 12, 2026 the IHPC approved Resolution 2026-R-02 and thereby declared the former St. Francis de Sales Catholic Church to be of historic and architectural significance; designated it as an historic area and placed on the Marion County Register of Historic Properties; and on the same date approved Resolution 2026-R-03 and thereby recommended to the MDC that Historic Preservation Plan 46 – The Former St. Francis de Sales Catholic Church be adopted as a segment of the Comprehensive Plan for Marion County; and

NOW THEREFORE BE IT RESOLVED:

1. That, pursuant to IC 36-7-4 and IC 36-11.1, the Metropolitan Development Commission of Marion County, Indiana, hereby amends the Comprehensive Plan for Marion County, Indiana by the adoption of The Historic Area Preservation Plan 46 – The Former St. Francis de Sales Catholic Church (which is attached hereto), and made a part of this resolution and by incorporating same as an amendment of the Comprehensive Plan for Marion County, Indiana.
2. That the Director of the Department of Metropolitan Development shall make one complete copy

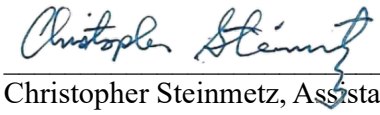
of the plan available in the Office of the MDC and shall file (1) copy of this resolution in the Recorder of Marion County together with a copy or summary of The Former St. Francis de Sales Catholic Church Preservation Plan 46 – the Former St. Francis de Sales Catholic Church.

Adopted the 21st day of October, 2026

METROPOLITAN DEVELOPMENT
COMMISSION OF MARION COUNTY,
INDIANA

_____
John J. Dillon III ---President
Metropolitan Development Commission

APPROVED AS TO LEGAL FORM
AND ACCURACY THE 29th DAY
OF SEPTEMBER, 2026.



_____
Christopher Steinmetz, Assistant Corporation Counsel

STAFF REPORT

REGIONAL CENTER HEARING EXAMINER – HIGH IMPACT CASE

Case Number	2026-REG-006
Address (approx.)	219 Koehne Street, 1437 – 1533 (odd) Saulcy Street, and 1422 – 1528 (even) Astor Street
Location	Center Township, Council District #18
Petitioner	Union Holdings III, LLC, by Misha Rabinowitch
Zoning	D-8 (RC)
Request	Regional Center Approval to provide for demolition of existing dwellings and accessory structures and for construction of a multi-family residential development, consisting of approximately 242 units, an integrated parking garage with 258 spaces, and resident amenities, including a community room, a playground, dog park, and grilling area.

GENERAL INFORMATION

Existing Zoning	D-8 (RC)	
Existing Land Use	Single-family dwellings and one, two-family dwelling, with accessory structures.	
Urban Design Guidelines District Typology	Neighborhood Residential	
Center Township Plan	Village Mixed-Use and Residential 8 – 15 units per acre	
Surrounding Context	**Zoning**	**Land Use**
North:	D-8 (RC)	Residential
South:	D-8 (RC)	Residential
East:	CBD-S (RC)	White River
West:	D-8 (RC)	Residential
Thoroughfare Plan		
Astor Street	Local street	48-foot right-of-way existing and proposed
Saulcy Street	Local street	48-foot right-of-way existing and proposed
White River Parkway, West Drive	Primary arterial	78-foot right-of-way existing and proposed
Site Plan – Submittal Date	January 22, 2026; revised June 26, 2026; revised September 10, 2026	
Elevation– Submittal Date	January 22, 2026; revised June 26, 2026; revised July 1, 2026; revised September 10, 2026	
Hearing Dates	July 23, 2026; August 27, 2026; September 24, 2026	

DETAILED SUMMARY OF REQUEST

Addendum for Metropolitan Development Commission, October 21, 2026

On September 24, 2026, the Regional Center Hearing Examiner recommended approval of this request. Subsequent to the hearing, a remonstrator appealed this recommendation to the MDC. The remonstrators, petitioners, and staff have continued discussions since the September 24, 2026, hearing in an effort to resolve outstanding design issues. The Memorandum of the Regional

Center Hearing Examiner is below.

September 24, 2026, Regional Center Hearing Examiner

This petition was automatically continued from the August 27, 2026, Regional Center Hearing Examiner (as acknowledged by the Regional Hearing Examiner at the September 10, 2026, hearing). On September 10, 2026, revised floor plans, site plans and landscape plans were submitted. The updated plans include bike parking, gabled roof areas for the western section of the building, and a more detailed landscape plan.

September 10, 2026, Regional Center Hearing Examiner

The August 27, 2926, Regional Center Hearing Examiner was cancelled due to a lack of quorum. At the September 10, 2026, hearing, the requested **automatic continuance** for this petition would be required to be acknowledged by the Regional Center Hearing Examiner, with the hearing for this case to be held on **September 24, 2026**, as originally requested.

August 27, 2026, Regional Center Hearing Examiner

After a full hearing with discussion centered on neighborhood concerns, the petition was continued from the July 23, 2026, hearing so that the petitioner could consider further revisions to the design.

A registered neighborhood organization has submitted a timely **automatic continuance** request to the **September 24, 2026,** hearing.

July 23, 2026, Regional Center Hearing Examiner

SITE / HISTORY

The subject is an entire block bounded by White River Parkway, West Drive, to the east, Saulcy Street to the north, Keohne Street to the west, and Saulcy Street to the south. In 2024, a Regional Center Approval petition 2024-REG-067 was filed for the demolition of primary structures and accessory structures for most of the parcels within this block. That petition did not include a concept development to replace the dwellings in the neighborhood. After community and staff feedback, the petitioner withdrew the request.

Earlier in 2026, a companion variance petition and vacation petition were filed and granted (2026-CVR-803 and 2026-CVC-803). The variance was granted for a Large Apartment type in D-8, a building height of 50 feet, a floor area ratio of 1.88 and a minimum livability space ratio of 0.07. The vacation petition was approved to provide for vacation of existing unimproved alleyways within the site.

AREA / PROPOSED DEVELOPMENT

This neighborhood consists of mostly single-family dwellings, with a few two-family dwellings, to the north, west and south. White River Parkway, West Drive, and White River are to the east. The neighborhood is a long-established residential area, with completed sidewalks along each the frontage of each dwelling and throughout the neighborhood.

The proposed development would impact the immediate area; therefore, staff requested that building height step down from the east to the west. White River Parkway, West Drive is a primary arterial which runs along the west bank of White River and the Central White River Trail. According to the submitted building elevations, the structure would be four stories in height at the White River Parkway, West Drive, frontage and for approximately 1/3 of the length of the structure to the west. Then the structure would step down to three stories for the remaining 2/3 of the length, to Koehne Street.

The proposed development would have 83 one-bedroom units, 116 two-bedroom units and 43 three-bedroom units. Amenities include a community room, fitness room, a fourth-floor clubhouse, a playground, dog park outdoor grill area, and an outdoor fire pit. Within the structure would be a parking garage with 258 spaces, accessed from Saulcy Street and Astor Street. On-street parking could accommodate an additional 44 spaces.

Building materials would be primarily fiber cement with a brick base, and larger sections of brick on the west façade that wraps around the building corners and at the first and second levels on south portion of the east façade and wraps around the corner.

JY/MR/NS *******

MEMORANDUM OF EXAMINER'S DECISION
2026-REG-006 — Union at Astor
219 Koehne Street, 1437–1533 Saulcy Street, and 1422–1528 Astor Street

Hearing

At the initial hearing, I expressed substantial concern regarding the proposed development's scale and architectural relationship to the surrounding neighborhood, which consists predominantly of one-and-one-half- to two-story residences. The long, horizontally emphasized façades, balcony treatments, and flat rooflines accentuated the building's mass and presented an architectural character that did not adequately respond to that context.

I requested revisions to reduce the continuous horizontal emphasis, introduce breaks and relief along the façades, incorporate gabled roof forms more compatible with the surrounding residences, and improve the streetscape through additional landscape treatment. The petition was continued to allow the petitioner to address these concerns.

Revised Design

At the September 24, 2026 hearing, the petitioner presented revisions addressing the requested changes. These included reduced horizontal emphasis, façade articulation coordinated with gabled roof forms, and enhanced landscaping. I found that these changes improved the building's relationship to the neighborhood and sufficiently addressed the design concerns identified for revision.

The changes reduced the perceived mass of the building but did not eliminate my concern regarding the overall scale and intensity of the development.

Decision

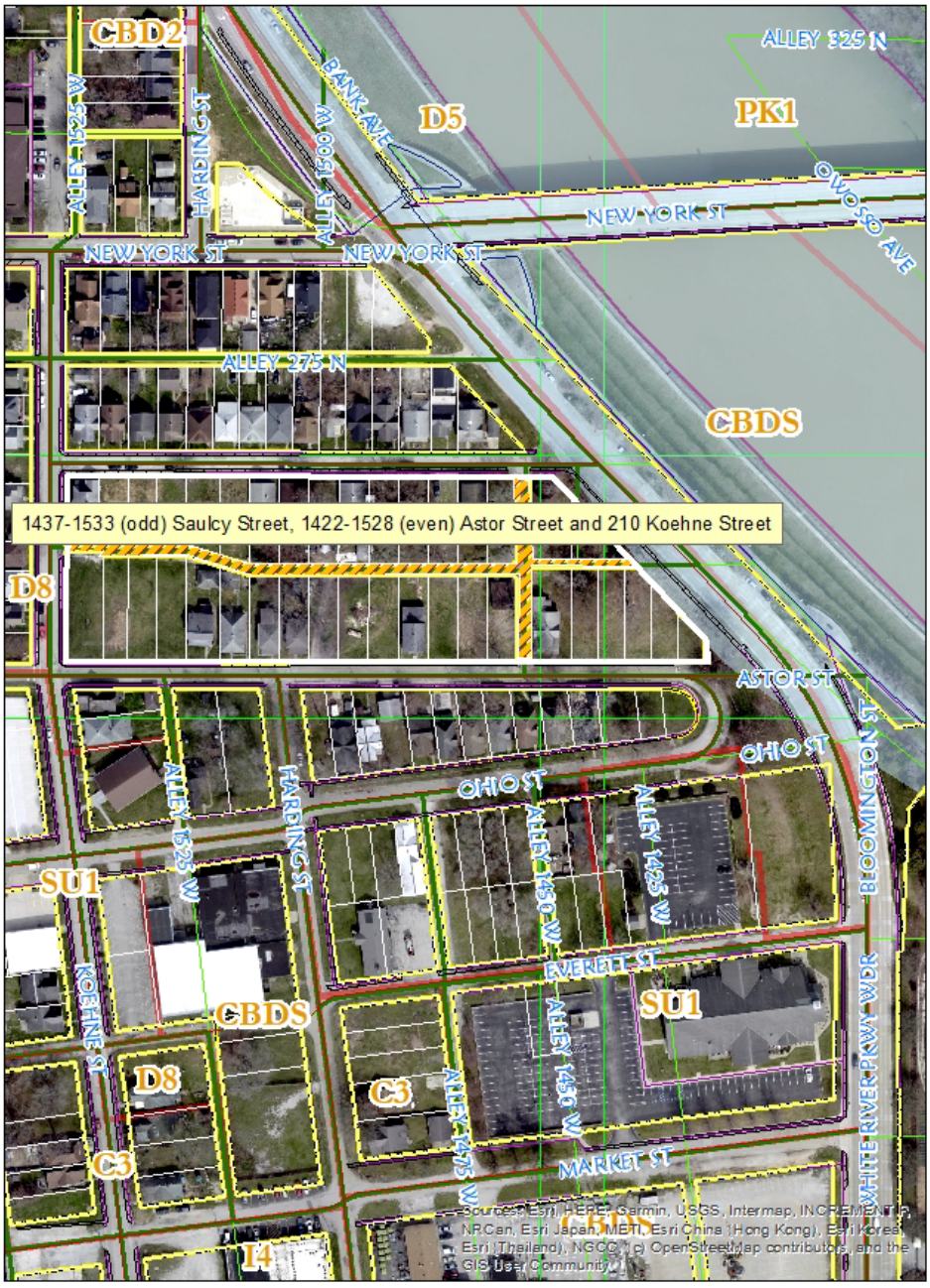
I approved the Regional Center petition subject to all conditions recommended in the September 24, 2026 staff report.

In reaching that decision, I considered the previously approved use and development-standard variances, the revised plans, and staff's recommendation for approval. I determined that the revised design, subject to the recommended conditions, was sufficient to satisfy the Regional Center design review.

I continue to have reservations regarding the overall scale of this development in relation to the surrounding neighborhood. My approval reflects my assessment of the revised design within the context of the previously granted variances and the applicable Regional Center review, while recognizing those continuing concerns.

All staff-recommended conditions were adopted, including the requirements concerning pedestrian egress, lighting and photometric review, address numerals, additional signage review, and sidewalks along all public streets.

Submitted By: Brian Robinson, Regional Center Hearing Examiner



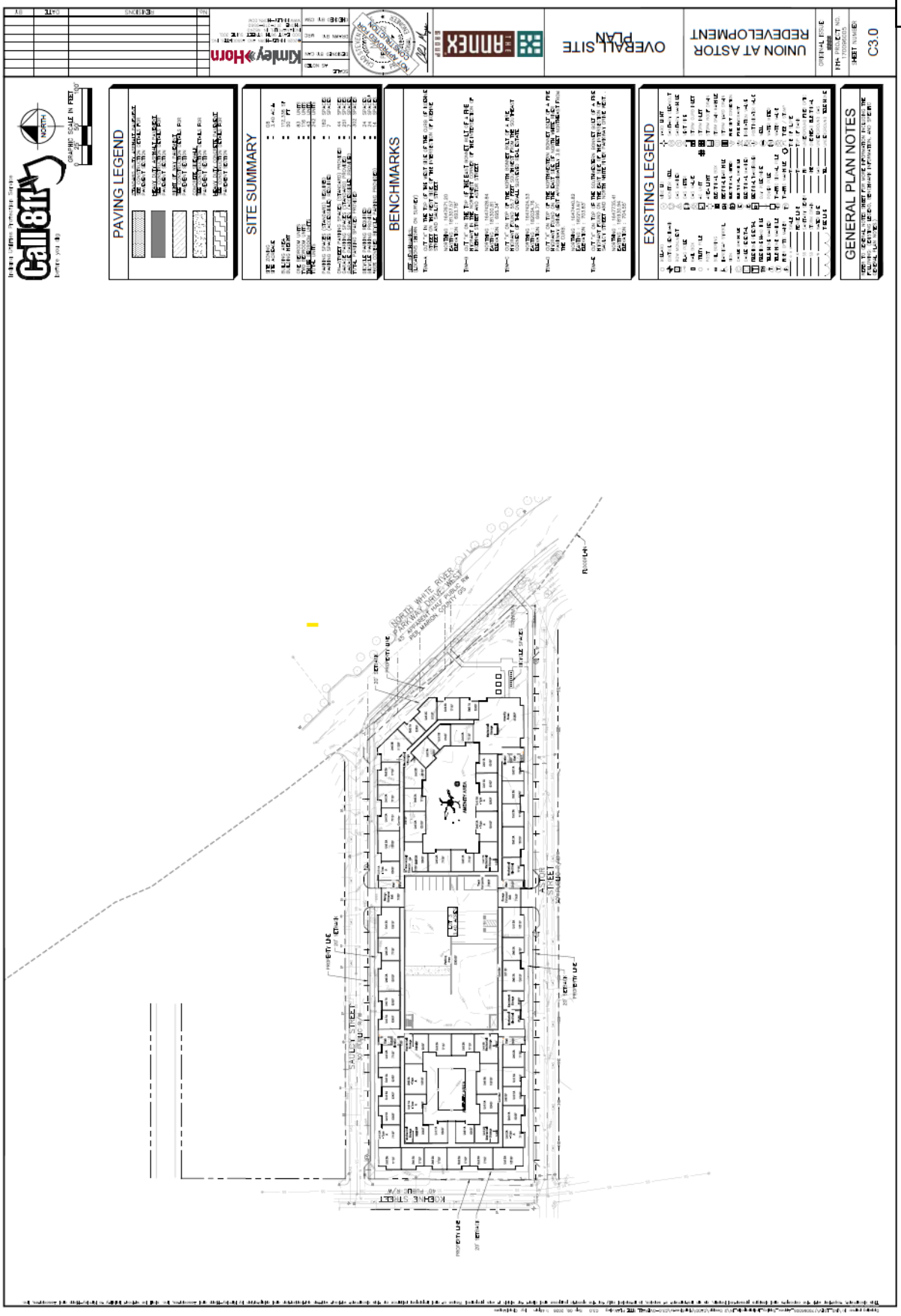
1437-1533 (odd) Saulcy Street, 1422 -1528 (even) Astor Street, and 210 Koehne Street

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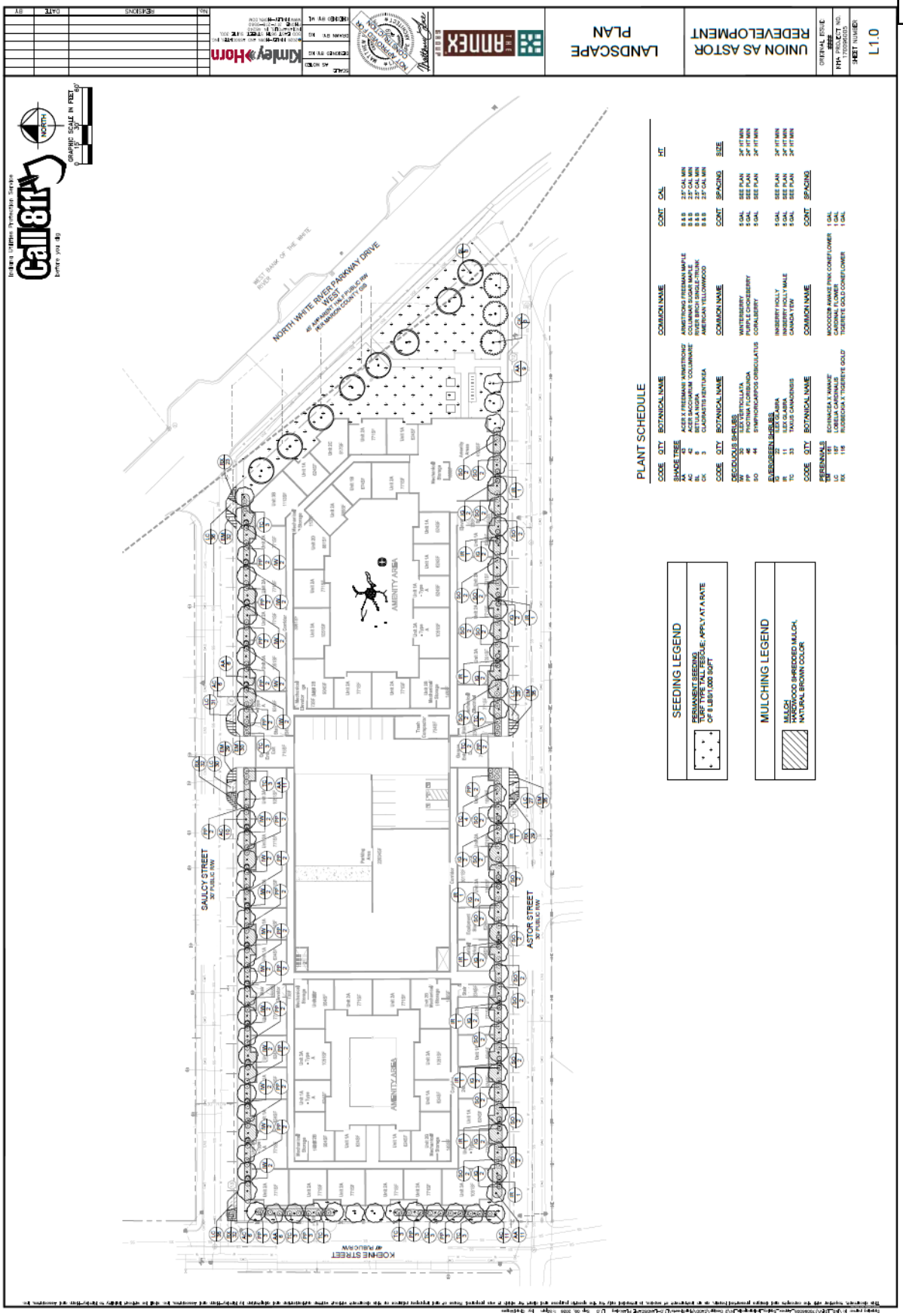
Miles
0 0.0075 0.015 0.03 0.045 0.06


STUDIO A
UNION AT ASTOR STREET
Schematic Floor Plans
SD1.10
Area Schedule (Gross Building)
Room Schedule - Units - Apartments
Approximate Parking Schedule
Department Legend
Apartments - 1-Bedroom
Apartments - 1-Bedroom - type A
Apartments - 2-Bedroom
Apartments - 2-Bedroom - type A
Apartments - 3-Bedroom
Apartments - 3-Bedroom - type A
Circulation
Common Areas
Garage
Support Areas
Vertical Circulation
1 Overall Schematic Floor Plan - Level 1
2 Overall Schematic Floor Plan - Levels 2 and 3
3 Overall Schematic Floor Plan - Level 4
AMENITY AREA
ASTOR STREET
30' PUBLIC R/W
KOEHNE STREET
40' PUBLIC R/W

Floor Plans


UNION AT ASTOR REDEVELOPMENT
OVERALL SITE PLAN
C3.0
PAVING LEGEND
SITE SUMMARY
BENCHMARKS
EXISTING LEGEND
GENERAL PLAN NOTES
NORTH WHITE RIVER PARKWAY DRIVE WEST
SAULT STREET
KOSHKE STREET

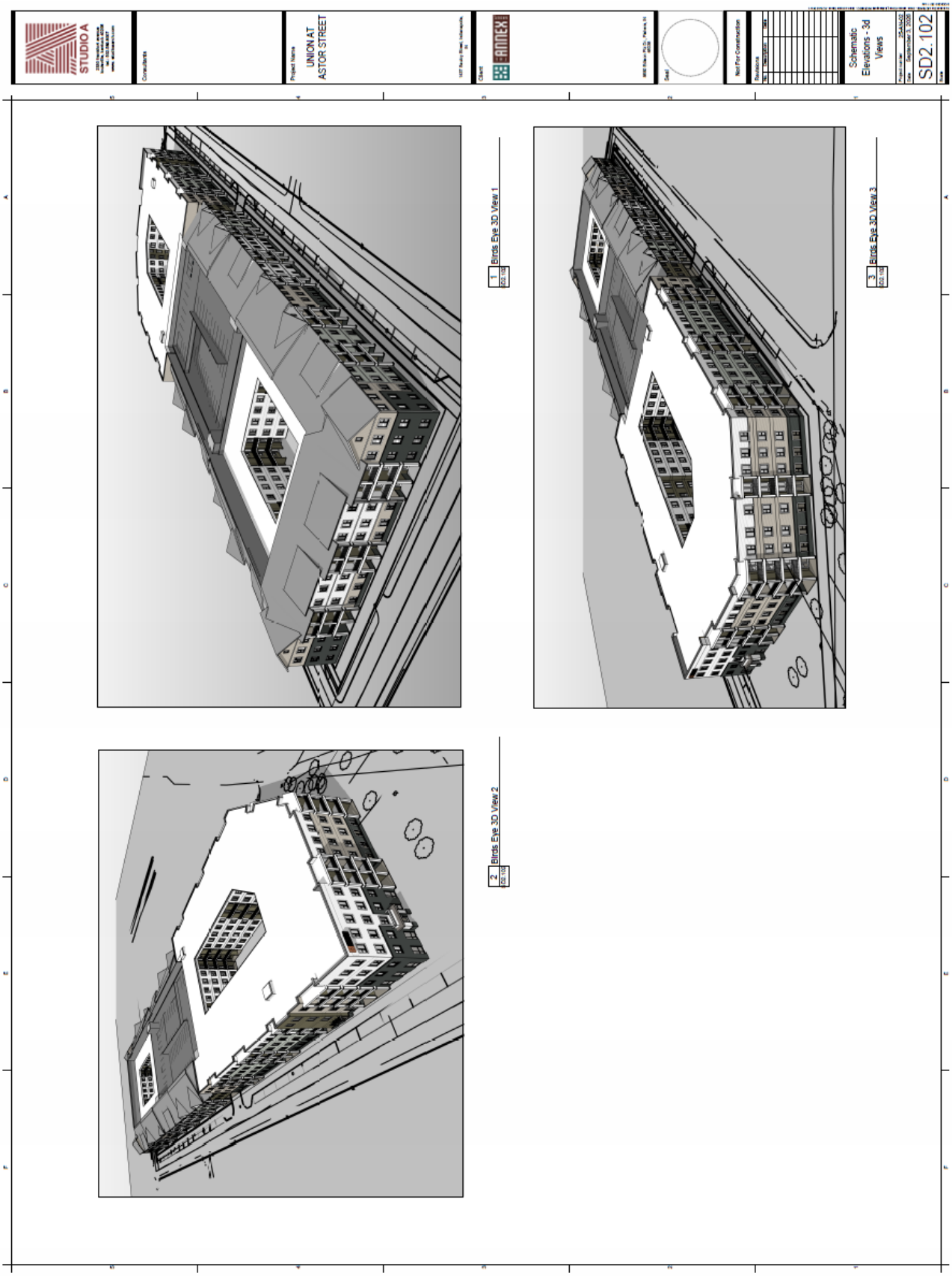
Site Plan



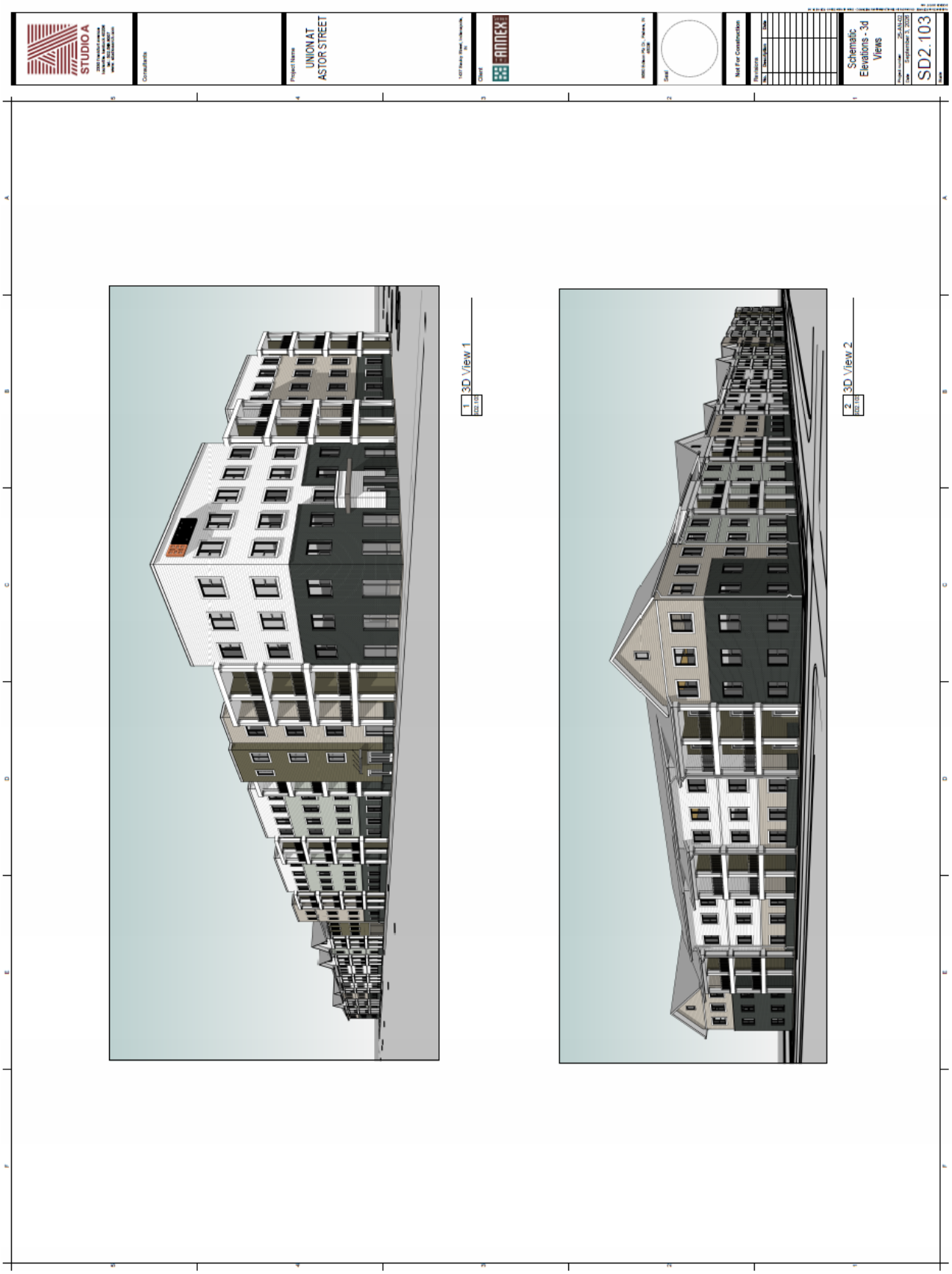
Landscape Plan


STUDIO A
Project Name
UNION AT ASTOR STREET
Client
ANNEX
Not For Construction
Schematic Elevations
SD2.101
1 South Elevation - Astor Street
2 North Elevations - Saulcy Street
3 West Elevation - Koehne Street
4 East Elevation - White River Parkway
Exterior Material Legend

Elevations



Bird Eye Perspectives



Perspectives



Aerial Perspective

Street Level Perspective

APPLICABLE DISTRICT TYPOLOGY – *Typology description directly from the Regional Center Design Guidelines.*

Neighborhood Residential (NR)

The Neighborhood Residential typology occurs in neighborhoods with houses that are medium-density and primarily pre-WWII construction or areas of new housing construction developed in a similar pattern. Homes are in single-family, townhome, or apartment configurations. Parcels are typically deep with narrow street frontage. Homes have small setbacks and front yards. The environment is pedestrian in nature. Examples of the Neighborhood Residential typology are Stringtown and the Valley.

APPLICABLE GUIDELINES

URBAN STRUCTURE (US) GUIDELINES

Urban Structure Guidelines relate to large-scale urban design components like viewsheds, landmarks, public spaces, and historic resources. Guidelines also relate to historic and current plans for the Downtown area.

REQ = Required guideline; ADV = Recommended (Advised) guideline; INFO = Informational; NA = Guideline does not apply.

US1.1 - Consistency with Adopted Plans	The Regional Center Zoning Ordinance is the legal basis for the review of development activities in the Regional Center, and the Indianapolis Regional Center Plan 2020 is the legal articulation of the plan components, goals, and standards for the area. The specific guidelines contained in this document are directly related to the implementation of the Indianapolis Regional Center Plan 2020 adopted by the Metropolitan Development Commission. The Indianapolis Regional Center Plan 2020 document contains proposed land use, proposed housing development, pedestrian and bicycle routes, land use framework and other relevant information.	*APPRAISAL*
REQ	*US 1.1.1 – Proposals subject to Regional Center review shall be consistent with the following adopted plans, where applicable:* • *Indianapolis Regional Center Plan 2020* • *Sixteenth to Thirtieth Street Meridian Street Corridor Land Use Plan* • *Subarea Plans* • *Redevelopment Area Plans* • *Marion County Thoroughfare Plan* • *Indianapolis Regional Pedestrian Plan* • *Indianapolis Metropolitan Planning Area Multi-Modal Corridor and Public Space Design Guidelines* • *Indianapolis Marion County Park, Recreation and Open Space Plan*	**See Summary**
US1.2 - Boundaries & Edges	The mixed-use nature of the Regional Center sometimes produces incompatible land use neighbors, and the incompatible elements should be minimized. Frontage streets and landscaped corridors also function as buffers, boundaries, and edges.	*APPRAISAL*
ADV	*US 1.2.1 – Buffers consisting of berms, evergreens and/or walls should be constructed in cases where the Indianapolis Regional Center Plan 2020 land use plan indicates residential development or campus development adjacent to industrial development, railroads, or Interstates and as the right-of-way or site permits.*	**Satisfied**
REQ	*US 1.2.2 – High- or medium-density development adjacent to, or near to, low-density residential development (6 to 15 Units/Acre and/or 16 to 27 Units/Acre) is to be designed to minimize traffic congestion on local streets, noise, glare, and other negative impacts.*	**Satisfied**

	REQ	US 1.2.3 – In areas undergoing transformation in land use (such as from industrial to residential), new development should consider the character and impact of existing development. New development should consider mitigating the impacts of existing noise, traffic, service access and other undesirable conditions.	**Satisfied**
US1.3 - Viewsheds, Vistas & Landmarks		Views of landmark buildings, monuments, and plazas and of the downtown skyline are public assets that should be protected. Views of the Soldiers and Sailors Monument, the Capitol Building, the World War Memorial Plaza, and the Public Library are the top priorities considered here. For the purposes of these guidelines protected viewsheds are: (1) Meridian Street from Washington Street to Fall Creek, (2) Market Street from New Jersey Street to Capitol Avenue, (3) Capitol Avenue from Washington Street to Ohio Street, (4) Pennsylvania Street from Ohio Street to St. Joseph Street and (5) Monument Circle.	APPRAISAL
	NA	US 1.3.1 – Protected viewsheds shall not be obstructed by signs, canopies, awnings, bus shelters, pedestrian bridges, banners, utilities, or traffic control signs. A maximum projection of four feet from the property line with a minimum Clear Height Zone of nine feet is not considered to be a visual obstruction.	Not Applicable
	NA	US 1.3.2 – Only deciduous trees are permitted to be planted in the public sphere (right-of-way) or adjacent to the Pedestrian Way.	**Satisfied**
	REQ	US 1.3.3 – Hotels located along protected viewsheds are to develop any covered vehicle "drop off and pick up" areas on side streets. Hotel pedestrian entrance canopies may be permitted along a viewshed because the hotels provide 24/7 sidewalk activity and access. Design must minimize view obstruction, have no side "curtains," and be of high quality, durable materials. No pull through drop-off permitted along a protected viewshed. Curbside designated areas are permitted if curbside parking restrictions are compatible.	Not Applicable – not a hotel
US1.4 - Gateways		Gateways create a sense of arrival at a place. They can be (1) transitional corridors such as the West Washington Street corridor adjacent to the Zoo linking the downtown and the west side neighborhoods, (2) a physical element marking a point of transition between districts, such as the Interstate underpasses approaching the downtown or (3) the sequence of views leading to a destination, such as views of the downtown skyline starting at 121st Street when southbound on North Meridian Street.	APPRAISAL
	REQ	US 1.4.1 – Existing physical elements in the public sphere, such as bridges and underpasses, are to be designed to be safe for pedestrians, bicycles, and vehicles.	Not Applicable
	ADV	US 1.4.2 – The design of bridges, underpasses and other gateways should incorporate unique lighting, painting, graphics, and materials.	Not Applicable
	ADV	US 1.4.3 – All gateway projects that are proposed by "grassroots" initiatives will be reviewed for contextual relationships, durability, and cultural relevance to the area.	Not Applicable
US1.5 - Public Art		Art should be an integral part of infrastructure improvements and new construction. Interactive art, fountains, paving, landscaping, graphics, lighting, and sculpture can communicate our culture's values and create a more vital environment. Art (for the purposes of these guidelines) is defined as original works created by an individual or team that is experienced in their discipline. The following disciplines are included as having the potential for producing original creative works: (1) Artists - visual arts, performing arts and literary arts, (2) Craftsmen - glass, metal, weaving, quilting, pottery, etc., or (3) Design professionals - architecture, landscapes, interiors, engineers, etc. In general, art is a creative expression by an individual or design team that also ultimately controls the aesthetic outcome.	APPRAISAL
	ADV	US 1.5.1 – Support for the arts is recommended to be integrated into the design of every new public and new commercial project with a floor area over 50,000 square feet in size or having a construction cost of over $1,000,000.	None proposed
	ADV	US 1.5.2 – Public Art is recommended to be integrated with all new public institution and government construction projects greater than $1,000,000 in value. Public Art is art that is located on public property and/or integrated with public construction projects. Public Art can include all forms of original works of art, exterior or interior, which are accessible to the public during normal hours of operation.	None proposed

	REQ	*US 1.5.3 – All permanent installations of art located in the Public Sphere or Quasi-Public Sphere shall be constructed of durable materials, not interfere with public safety, and be free of advertising. The installation shall provide access for as many individuals as possible (the provision of access for the mobility, hearing, and vision impaired is encouraged), consider public safety and liability issues; consider vehicular and pedestrian traffic patterns; consider the relationship to architectural and natural features, landscape design, environmental impact, and future plans for the area. Petitioners are encouraged to develop a long-term maintenance program for all permanent installations.*	None proposed
	REQ	*US 1.5.4 – All temporary installations of art shall not interfere with public safety and be free of advertising. Petitioners are encouraged to develop a long-term maintenance program for any such installation that uses recurring temporary or non-durable elements (such as flags or banners).*	None proposed
	NA	*US 1.5.5 – Large scale installations of landscaping (environmental art), urban graphics or art consisting of dispersed components are encouraged. Projects will be reviewed for compatibility with these guidelines.*	Not Applicable
US1.6 - Festivals, Ceremonies & Parades		*The Regional Center contains many of the primary festival and celebration spaces in the Central Indiana region, including World War Memorial Plaza, Military Park, Monument Circle, the City Market, White River State Park, and the Central Canal Corridor.*	*APPRAISAL*
	NA	*US 1.6.1 – Projects over 150,000 square feet in size should consider developing space for receptions, special events and related activities. The space can be located in the Public, Quasi-public or Private built environment sphere. Ensure that all areas are ADA Accessible.*	**Satisfied**
	REQ	*US 1.6.2 – Ensure that the responsibility for maintenance of all improvements located in the quasi-public sphere or public sphere is established.*	**Satisfied**
US2.1 - Historic Districts		*The Regional Center has many of the most historic resources in the Central Indiana region, and these should be preserved and reinforced. Development in a National Register or locally protected historic district should be contextually sensitive.*	*APPRAISAL*
	REQ	*US 2.1.1– In historic districts designated by the National Register of Historic Places (NRHP) that are not designated by the IHPC, new development shall be contextually sensitive to the district. The Infill Housing Guidelines will be used in reviewing single-family proposals in these districts.*	**Satisfied**
US2.2 - Individual Historic Resources		*The Regional Center has many of the most historic resources in the Central Indiana region, and these should be preserved and reinforced. Reusing and preserving older buildings provides a unique frame for new development, reinforces our sense of place, and environmental concern for recycling.*	*APPRAISAL*
	REQ	*US 2.2.1 – Changes to the exterior of historic resources shall be reviewed for negative effect to the historic character of the building. [See the Guidelines for the General Principles for Historic Preservation.]*	**Satisfied**
	REQ	*US 2.2.2 – All proposed development which is located on a site that is intersected by a 200-foot buffer around an historic site, as determined to be historic under Guideline US 2.2.1, are to be reviewed for contextual sensitivity. The potential for the reinforcement of exterior space (corridors, plazas, and historic sites), the incorporation and allusion to details in the existing environment, the use of contextual colors and materials, the reinforcing of landscape precedents, the contribution to the social environment and the design response to seasonal change and the day-night cycle will be considered in the design review. This is not meant to restrict creativity, but rather to encourage development that does not destroy or damage those surrounding characteristics that are important and positive. At one end of the spectrum, this may result in new design that is highly reflective of the surrounding built environment, at the other end, it may result in new design that contrasts, but complements the surrounding built environment. In either case, or all cases in between, new design should make a conscious effort to relate in some meaningful way to its surroundings. Where the immediately surrounding built environment is weak or conflicts with the goals of the Regional Center guidelines, one should look beyond the immediate surroundings for context.*	**Satisfied**

US2.3 - "Mile Square" Plan		*Indianapolis is a planned city, platted by Alexander Ralston in 1821. This historic plan is highly unique and should be preserved.*	*APPRAISAL*
	REQ	*US 2.3.1 – New development is to be designed to reinforce the original Ralston "Mile Square" Plan. Original rights-of-way are to be retained or restored to preserve the historic character of the "Mile Square."*	Not in Mile Square
	ADV	*US 2.3.2 – Development of the triangular sites on the diagonal avenues should reflect the site configuration.*	Not Applicable
US3.1 - Demolition		*Demolitions are necessary for the evolution of the urban environment. Buildings that are functionally obsolete, unsafe, or economically obsolete can negatively affect the potential for orderly transition in growth areas. Demolitions must be done in a manner that is supportive of proposed land use, environmental goals, conservation goals and does not significantly impact the community's cultural heritage preserved in historic buildings. A demolition should be pursued only out of necessity and not simply out of convenience.*	*APPRAISAL*
	REQ	*US 3.1.1 – Demolition requests shall receive Regional Center Approval prior to issuing a permit. Demolition requests will be reviewed (1) to determine if the structure is in a Redevelopment District or a special economic development district and might be eligible for incentives, (2) to determine if the proposed reuse of the site is consistent with the Indianapolis Regional Center Plan 2020 and/or Redevelopment Plans and (3) to determine if the property is historic (as defined in US2.2.1) so that interested parties may solicit development alternatives.*	**Satisfied**

SITE CONFIGURATION (SC) GUIDELINES

Site Configuration Guidelines relate to site use, layout, and orientation. They guide building uses and orientation, relationships to adjacent development and corridors and the relationship of site components such as open space, parking, access, service delivery and site security.

REQ = Required guideline; ADV = Recommended (Advised) guideline; INFO = Informational; NA = Guideline does not apply.

SC1.1 - Regional Center Plan 2020		The Indianapolis Regional Center Plan 2020 is the guiding document for land use changes in the Regional Center. As part of the Comprehensive Plan for Marion County, it helps to assure orderly development, protect property values and to promote the regional welfare of the city. Development in the Sixteenth to Thirtieth Street Meridian Street Corridor is also subject to Regional Center Zoning review. The Sixteenth to Thirtieth Street Meridian Street Corridor Land Use Plan is adopted as a segment of the Comprehensive Plan and is to be used to guide development in that area.	*APPRAISAL*
	REQ	*SC 1.1.1 – Changes in a site's land use shall be evaluated relative to its primary zoning classification and the recommendations of the Indianapolis Regional Center Plan 2020 or the Sixteenth to Thirtieth Street Meridian Street Corridor Land Use Plan. Changes in or deviations from a site's primary zoning shall be as recommended in the Indianapolis Regional Center Plan 2020 or the Sixteenth to Thirtieth Street Meridian Street Corridor Land Use Plan.*	**See Summary**
SC1.2 - Mixed-Use Development		The Regional Center is a dynamic urban environment where live, work and play space is intimately related. Buildings should be mixed-use in character to reinforce this environment and to spread economic viability over several categories of markets.	*APPRAISAL*
	NA	*SC 1.2.1 – New development and changes in use in areas proposed as High-Density Mixed-Use, Medium-Density Mixed-Use, and Research Community Mixed-Use in the Indianapolis Regional Center Plan 2020 are to have multiple uses in each building or multiple uses controlled by a single development entity. In buildings that are designed primarily for a single use, such as garages or office buildings, highly active grade level uses such as retail, restaurants, cafeterias, lobbies, security, and other similar uses will be considered as mixed-use.*	Not Applicable

SC1.3 - Grade Level Use		Pedestrian activity is encouraged in the Regional Center, and this activity is encouraged both by the presence of pedestrian facilities like sidewalks as well as by the environment through which the pedestrian passes. An active grade level street front is encouraged.	*APPRAISAL*
	NA	*SC 1.3.1 – In areas proposed as High-Density Mixed-Use, Medium-Density Mixed-Use and Research Community Mixed-Use in the Indianapolis Regional Center Plan 2020, all grade level uses shall be designed to activate the adjacent pedestrian ways. Retail, restaurant, and commercial uses are encouraged. Exhibit windows and public art may also be acceptable for areas where retail and commercial uses are not currently feasible.*	Not Applicable
	NA	*SC 1.3.2 – Some or all activity areas of corporate, educational, and institutional buildings should be highly visible and located at the grade level. Examples of such activity areas include food services, show rooms, meeting rooms, security offices, exercise rooms and other support functions. Special uses, such as places of worship, court buildings and sports arenas are exempt from this guideline.*	Not Applicable
SC1.4 - Outdoor Living Space		The Regional Center has substantial public greenspace, but the value of land and the density of development effectively reduces or eliminates private greenspace. The opportunity for residents to access outdoor space also increases the amount of social interaction, their visual surveillance, and their sense of ownership.	*APPRAISAL*
	REQ	*SC 1.4.1 – New residential development including conversions of existing buildings with more than ten units shall provide 32 square feet of usable outdoor, tenant/owner accessible, plaza space per unit. This area should be designed for active use by residents and may be associated with outdoor common areas associated with the entry, in a rooftop zone, adjacent to a pedestrian way or adjacent to a parking zone. It shall contain benches, paving, screening, lighting, and landscaping. This requirement may be waived if public park, trail, or plaza space is within 400 feet (linear along the public sidewalk or pedestrian way) of the primary entrance or if private patios, porches and/or balconies provide at least 32 square feet of usable space for each unit. This requirement will not be applicable to a project that involves the conversion or reuse of an existing building when conditions prevent implementation.*	**Satisfied, via amenities and public trail along White Parkway, West Drive**
SC2.1 - Environmental Site Context		Many sites in the Regional Center have location specific characteristics that may require unique design accommodation. Adjacency to streams, levees or greenways, locations in Wellfield Protection or Airspace Zoning Districts, and changes in the grade level all require special consideration.	*APPRAISAL*
	REQ	*SC 2.1.1 – The design, character, grade, location, and orientation of all uses is to be appropriate for the uses proposed, logically related to existing and proposed topology, and other conditions.*	**Satisfied**
	REQ	*SC 2.1.2 – Development adjacent to a public waterway or public greenway shall not prohibit or substantially hinder public access to such features.*	**Satisfied**
	INFO	*SC 2.1.3 – Development regulations established by wellfield protection districts, adjacency to waterways or flood hazards, air space districts, and other environmental regulations may require deviation from some guidelines. Petitioner is to provide documentation for any requested exemption of these guidelines because of such regulations.*	Information
SC2.2 - Site Circulation Context		The typical public right-of-way pattern in the Regional Center forms a one-tenth of a mile grid. This pattern allows flexibility in movement and access, flexibility in corridor typology and flexibility in connectivity from one site to another.	*APPRAISAL*
	NA	*SC 2.2.1 – New development proposals shall not (1) in cases where public right-of-way is proposed to be vacated, isolate or reduce access to nearby sites, (2) in situations where there are multiple public street frontages, create a "back door" image by placing service or security systems exclusively on one frontage and (3) reduce the alternative routes available to accommodate traffic, service access and to provide emergency access in the vicinity of the site.*	Not Applicable
	NA	*SC 2.2.2 – Primary pedestrian access to the site is to be from the public pedestrian way. However, additional pedestrian connections are also encouraged to be made in non-public right-of-way from one site to another.*	Not Applicable

SC2.3 - Orientation	Buildings in the Regional Center should be urban in nature and located to maintain a sense of defined urban space along a corridor.	*APPRAISAL*
NA	*SC 2.3.1 – The lower two levels of the primary facade zone of a building, is to be built to minimum height of 26 feet along the front property line(s) and is to be increased in height at a ratio of one foot vertical for each three feet horizontal if the building facade is set back from the property line. Grade level uses shall be designed to relate to the public pedestrian way and the street grid. The minimum height of 26 feet shall be exclusive of sloped roof forms.*	Not Applicable
NA	*SC 2.3.2 – Levels above the second floor (or above a height of 26 feet) may be oriented to relate to views, daylight, and/or energy conservation.*	Not Applicable
REQ	*SC 2.3.3 – In all areas with recommended land use of Residential 6-15 units per acre, buildings shall be set back consistent with the "established setback" of adjacent buildings. Major structures related to parks, plazas, monuments, churchyards, and other formal, site-related elements shall not be construed to establish setback requirements.*	**Satisfied**
NA	*SC 2.3.4 – In areas where High-Density Mixed-Use, Medium-Density Mixed-Use, and Research Community Mixed-Use land use are proposed by the Indianapolis Regional Center Plan 2020, and when the existing right-of-way is a minimum of 90 feet, buildings, shall a be a minimum of 26 feet in height and shall be built to the property line on all sides abutting public streets. All streets in the Mile Square have 90 foot or greater rights-of-way. Along all primary and secondary arterial street corridors (as listed in the Official Thoroughfare Plan) with a right-of-way less than 90 feet, buildings shall be a minimum of 26 feet in height and shall be built to a line that is 45 feet from the centerline of the street, on all sides abutting public streets. The additional setback in these locations will enable the provision of bus shelters, deliveries, improved sidewalks, landscaping, improved vehicular circulation, curbside drop-off/pick-up and/or other assets. The following local/collector streets are to be treated as arterial streets:* *(1) North Alabama Street from St. Clair Street to North Street,* *(2) North Belmont Avenue from White River Parkway West Drive to West 10th Street,* *(3) Fletcher Avenue from Calvary Street to South Shelby Street,* *(4) Ft. Wayne Avenue from East 10th Street to Alabama Street,* *(5) West Merrill Street from Kentucky Avenue to South Missouri Street,* *(6) North Pershing Avenue continuation of White River Parkway West Drive to West 16th Street,* *(7) Riverside Drive East from Waterway Boulevard to West 16th Street,* *(8) St. Clair Street from Indiana Avenue to Ft. Wayne Avenue,* *(9) Waterway Boulevard from Indiana Avenue to Riverside Drive East,* *(10) White River Parkway West Drive from West Michigan Street to North Pershing Avenue, and* *(11) Milburn Street from Indiana Avenue to West 16th Street.*	Not Applicable
NA	*SC 2.3.5 – Entry plazas, colonnades, programmed outdoor space and sidewalk circulation related development may be permissible in establishing the build-to line referenced in SC 2.3.1 and SC 3.2.4.*	Not Applicable
SC2.4 - Site Utilization, Maintenance & Safety	The urban environment is a mix of public, quasi-public, and private uses and users, and sites should be designed to improve utilization, maintenance, and safety.	*APPRAISAL*
REQ	*SC 2.4.1 – Sites shall be designed to clearly define proposed site utilization and treated accordingly. The private sphere (tenant/owner private space) may be secured and/or treated as quasi-public space. Guest and visitor quasi-public space is to be supervised, lighted, landscaped and clearly marked. Publicly accessible space in the quasi-public sphere is to be treated compatibly with the street and pedestrian way treatment. When establishing any quasi-public sphere zone, ensure that the ownership/maintenance of that zone is arranged prior to opening up such a space to the public.*	**Satisfied**

	NA	*SC 2.4.2 – Portions of the site which are "leftover" such as: (1) weed lines in the space between the fence and the alley, (2) spaces between closely adjoining buildings, (3) offsets and notches at the base of the building and (4) emergency egress and loading areas, shall be designed to require low maintenance.*	Not Applicable
	NA	*SC 2.4.3 – Each public right-of-way frontage with secured fenced or walled areas shall have at least one access gate per frontage to encourage owner maintenance and litter removal.*	Not Applicable
SC2.5 - Adaptability		Buildings inevitably undergo change as economic conditions change. Buildings should be designed from the beginning to maximize their adaptability to different configurations and uses. Buildings that are difficult to adapt often fall into blight and have negative impacts on surrounding properties.	*APPRAISAL*
	NA	*SC 2.5.1 – New development that has "zero lot line" side yards abutting existing development is to be designed so that floor heights align on as many floors as possible. At a minimum, the grade level and one additional level must be aligned with adjoining buildings.*	Not Applicable
	NA	*SC 2.5.2 – Commercial and institutional buildings should be designed to accommodate change associated with new technologies, future needs of owners and potential reuse.*	Not Applicable
	NA	*SC 2.5.3 – All new development, including parking structures, in areas identified by the Indianapolis Regional Center Plan 2020 as High-Density Mixed-Use, Medium-Density Mixed-Use, and Research Community Mixed-Use, shall be designed and constructed with provisions for active grade level uses adjacent to pedestrian ways.*	Not Applicable
SC2.6 - Building Access		As the center of the Central Indiana region and a destination for visitors from all over, the Regional Center built environment must enhance wayfinding.	*APPRAISAL*
	NA	*SC 2.6.1 – The primary pedestrian access to a building should be easily identifiable and directly from the public pedestrian way. In no case shall primary access across a parking zone be permitted. In situations where the primary pedestrian access to a building is not directly on the public pedestrian way, landscaped pedestrian corridors or plazas shall link entrances directly to the primary pedestrian way serving the use.*	Not Applicable
SC3.1 - Zoning Required Parking		Each Primary Zoning classification sets forth requirements for parking. However, in the Regional Center, policies to diminish the amount of land devoted to the automobile and to encourage multi-modal transportation should be employed. Parking shall be provided as specified in the primary zoning ordinance. On-street parking, shared parking and commercial parking availability may be considered in granting variances. Existing parking located on the same parcel as new development shall be upgraded to meet all development standards and these Guidelines when there is a greater than 15 percent change in the number of parking spaces. Existing parking that will serve the new development and that is located on other parcels that are unaffected by the new development will not require Regional Center Approval.	*APPRAISAL*
	ADV	*SC 3.1.1 – Surface parking lots are discouraged. Site related constraints that result from existing building configurations and/or that relate to small unbuildable parcels and/or that are 20 or less parking spaces in size will be taken into consideration in the review of proposed surface parking. Surface parking that is proposed as part of a master plan to achieve ultimate density recommendations will be permitted.*	**Garage and on-street parking**
	NA	*SC 3.1.2 – Parking structures are encouraged in order to increase the density of Regional Center uses.*	Not Applicable
	NA	*SC 3.1.3 – In order to support growth in the use of mass transit and to increase density, development located in the CBD 1 or CBD 2 Zoning Districts and also located in the Mile Square, and all development located in the CBD 3 Zoning District is not required to provide parking.*	Not Applicable

SC3.2 - Surface Parking		Each Primary Zoning classification sets forth requirements for parking. However, in the Regional Center, policies to diminish the amount of land devoted to the automobile and to encourage multi-modal transportation should be employed. Parking shall be provided as specified in the primary zoning ordinance. On-street parking, shared parking and commercial parking availability may be considered in granting variances. Existing parking located on the same parcel as new development shall be upgraded to meet all development standards and these Guidelines when there is a greater than 15 percent change in the number of parking spaces. Existing parking that will serve the new development and that is located on other parcels that are unaffected by the new development will not require Regional Center Approval.	*APPRAISAL*
	ADV	*SC 3.2.1 – Surface parking lots are discouraged. Site related constraints that result from existing building configurations and/or that relate to small unbuildable parcels and that are 20 or less parking spaces in size will be taken into consideration in the review of proposed surface parking. Surface parking that is proposed as part of a master plan to achieve ultimate density recommendations will be permitted.*	None proposed
	REQ	*SC 3.2.2 – New or substantially reconstructed surface parking areas shall be designed considering visibility and safety. They shall also be screened permeably from public rights-of-way and pedestrian ways.*	None proposed
	REQ	*SC 3.2.3 – When surface parking is provided with new construction locate the parking area to the rear or to the side to allow the building facade to front the pedestrian way.*	None proposed
	REQ	*SC 3.2.4 – Provide accessible walkways for pedestrians from the parking lot area connecting to the public pedestrian way.*	None proposed
	ADV	*SC 3.2.5 – Design parking areas to facilitate back-in parking to improve driver vision and safety.*	None proposed
	ADV	*SC 3.2.6 – Provide bio-swales at regular intervals to reduce the heat island effect and improve storm water management as well as provide places for snow storage during the winter.*	Not Applicable
SC3.3 - Parking Structures		The density of the Regional Center necessitates the use of parking structures. Such structures should, however, be treated as buildings that contribute to the surrounding area and not simply utilitarian structures.	*APPRAISAL*
	NA	*SC 3.3.1 – All structured parking fronting on public pedestrian ways shall have the grade level designed to accommodate active uses that generate pedestrian activity, such as retail shops, restaurants, business services and offices.*	**Satisfied**
	NA	*SC 3.3.2 – Generally, the exterior facade of garages visible from the public right-of-way shall be designed to reflect a dominant rectilinear pattern. Exposed sloped ramps often conflict contextually. If sloped parking decks are desired, they should be placed behind a rectilinear pattern facade.*	**Satisfied**
	NA	*SC 3.3.3 – Parking structures shall have an articulated façade as if they were an active building. Complete facades with contextually patterned openings and materials attached to the superstructure (posts and beams) are preferred. Superstructure elements (posts and beams) may form portions of the facade if they incorporate substantial decorative castings and patterns.*	**Satisfied**
	NA	*SC 3.3.4 – New parking structures serving new development should be integrated with the design of the primary building. Consistency of materials, pattern, grade level development and signage are encouraged. When existing parking structures are used to support new development, they should be improved to include consistent signage, lighting, security, and landscape features.*	**Satisfied**
	NA	*SC 3.3.5 – Automobiles and glare from headlights shall be screened from view from the public right-of-way.*	**Satisfied**
	REQ	*SC 3.3.6 – Exits and entrances shall be designed to minimize pedestrian conflicts. When the right-of-way permits, alley access and parking structures located in the interior of the block are encouraged.*	**Satisfied**
SC3.4 - Access to Parking		Parking must be accommodated and must be easily located. However, it must also not detract from the urban environment.	*APPRAISAL*
	ADV	*SC 3.4.1 – Grade level parking facing the perimeter of the block is discouraged.*	**Satisfied**

	REQ	*SC 3.4.2 – Parking lot screening is required if parked vehicles are visible from a public street or pedestrian way. It shall be designed to be permeable, considering visibility and safety.*	**Satisfied**
	ADV	*SC 3.4.3 – Entrances to parking areas should be designed for their intended audience. Public entrances should have a higher-profile entrance than an entrance to a restricted parking area.*	**Satisfied**
	ADV	*SC 3.4.4 – When the right-of-way permits, alley access and parking in the interior of the block is encouraged.*	Not available
	REQ	*SC 3.4.5 – Commercial convenience drive-thru pick-up windows are permitted only when not located facing a public street (public right-of-way that is greater than 40 feet in width). High-density and medium-density residential development (as defined by the Indianapolis Regional Center Plan 2020) may provide convenience drop-off and pick-up improvements for residents. The improvements shall not reduce or impede pedestrian or vehicular effectiveness.*	None proposed
SC4.1 - Construction Site Control		The density of the Regional Center provides all sites with a significant public profile. Construction sites should remain clean and secure and mitigate impacts on surrounding buildings or activities. The public right-of-way shall be maintained clear and free of construction materials, debris, gravel, and dust at all times unless a permit has been issued for use of such right-of-way and the construction has been appropriately secured.	*APPRAISAL*
	REQ	*SC 4.1.1 – Construction sites shall be fully secured. Construction fences may have creative artwork or informational material specifically about the project under construction. Chain link fencing will be allowed along a pedestrian way to secure a site during construction provided it is covered with canvas or a similar material which may display artwork or informational material specifically about the project under construction.*	**Satisfied**
	REQ	*SC 4.1.2 – All barriers and alternative pedestrian routes shall be compliant with Americans with Disabilities Act (ADA) standards.*	**Satisfied**
	NA	*SC 4.1.3 – Protected pedestrian passageways (ADA compliant) shall be provided when a sidewalk needs to be closed for more than 72 hours because of maintenance activities or new construction. Continued use of vehicular, bicycle and pedestrian modes of transportation shall be provided for during the construction period.*	Not Applicable
SC4.2 - Service & Delivery Access		Service access to buildings in the Regional Center should balance logistical convenience and the desire to maintain design integrity, public safety, and the pedestrian experience.	*APPRAISAL*
	NA	*SC 4.2.1 – All service and delivery access shall be on site and fully screened, contained within the building, or located below grade and accessible from the alley when alleys serve the site.*	Not Applicable
	REQ	*SC 4.2.2 – No trash dumpsters shall be placed directly adjacent to a pedestrian way.*	**Satisfied**
SC4.3 - Security Fencing, Walls & Barriers		In some circumstances security fencing and/or barriers are required for site control. Public sidewalks, alleys, and other areas outside of the fence are areas where weeds and litter frequently accumulate.	*APPRAISAL*
	REQ	*SC 4.3.1 – Permanent security fencing shall be designed to enhance the building design.*	None proposed
	REQ	*SC 4.3.2 – No chain link fencing is to be visible from a sidewalk or pedestrian way.*	None proposed
	REQ	*SC 4.3.3 – No barbed wire or razor wire is permitted.*	None proposed
	NA	*SC 4.3.4 – Each public right-of-way frontage with secured fenced or walled areas shall have at least one access gate per frontage to encourage owner maintenance and litter removal.*	Not Applicable
	NA	*SC 4.3.5 – Vehicle security barriers or planters are to be designed into the site, and all pedestrian ways must remain Americans with Disabilities Act (ADA) accessible. New development is encouraged to use site design (such as raised steps or planting beds) in lieu of individual security barriers or planters.*	Not Applicable

MASSING AND DENSITY (MD) GUIDELINES

Massing & Density Guidelines relate to general building form, such as building bulk and density.

REQ = Required guideline; ADV = Recommended (Advised) guideline; INFO = Informational; NA = Guideline does not apply.

MD1.1 – Massing		Viewsheds, sight lines, landmark buildings and monuments and other larger-scale urban design elements are public assets that development should enhance and protect. Also refer to CBD Zoning Ordinance "Sky Exposure Plane" requirements.	*APPRAISAL*
	NA	*MD 1.1.1 – New development is to be designed to maximize sight lines to and from the development. The design should provide viewing opportunities from the building of the sidewalk, public areas, and landmarks, as well as incorporate building elements which assist in wayfinding. Balconies, rooftop gardens, courtyards, large windows, grade level visibility, glass elevators, high-rise lobbies with exterior views and public observation decks are encouraged.*	Not Applicable
	NA	*MD 1.1.2 – The impact of shadows, glare, and "wind tunnels" shall be considered in the design of landscaping and site improvements.*	Not Applicable
	NA	*MD 1.1.3 – Views of landmarks, respect for identified Viewsheds, enhanced wayfinding and enhanced pedestrian circulation are to be identified and documented with the plans submitted.*	Not Applicable
	NA	*MD 1.1.4 – The corners of buildings located at the intersection of two streets should be emphasized in order to create identity, take advantage of the high visibility, and enhance wayfinding.*	Not Applicable
	NA	*MD 1.1.5 – New structures shall not cast shadows on the south quadrant of the upper plaza (grade plus 20 feet and 100 feet in diameter) of the Soldiers and Sailors Monument between the hours of 10:00 AM solar time and 2:00 PM solar time, from February 21 through October 21. This limitation considers the Azimuth, Altitude and the Intercept created by the 150-foot permissible height for structures located on Monument Place. During Daylight Savings Time the area is protected from 11:55 AM to 3:55 PM clock time. It shifts back one hour during Eastern Standard Time.*	Not Applicable
MD2.1 – Density		While a variety of densities are present in even the densest of cities, it is recognized that as the center of the Central Indiana region, low-density, suburban-style development is a detriment to the promotion of pedestrian activity and to the overall economic vitality of the Regional Center.	*APPRAISAL*
	REQ	*MD 2.1.1 – Regional Center Floor Area Ratios (RCFAR) shall be met in accordance with the following:* *High-Density Mixed-Use: 4:1 and greater;* *Medium-Density Mixed-Use: 2:1 and greater;* *Research Community: 1.5:1 and greater.* *Floor area data by level and use must be provided. In situations where development is proposed to be phased over a period of time greater than five years, a master plan showing phasing is to be submitted. The first phase of the proposed development shall conform to Guideline SC2.6.1: Building Access.*	**See Summary**

CHARACTER AND APPEARANCE (CA) GUIDELINES

Character & Appearance Guidelines relate to the look and performance of buildings and related elements. They provide guidance on architectural style, individual building components and materials, exterior user amenities and environmental performance.

REQ = Required guideline; ADV = Recommended (Advised) guideline; INFO = Informational; NA = Guideline does not apply.

CA1.1 - Regional Center Zoning Ordinance		The Regional Center Zoning Ordinance, as amended, is the guiding legal ordinance and sets forth general design parameters.	*APPRAISAL*
	INFO	*CA 1.1.1 – All new development or change of use, signage, building facade treatment, street furnishings and landscaping within the right-of-way, landscape treatment on the site, development intensity and massing of structures shall be so designed to be in conformity with the Indianapolis Regional Center Plan 2020 and Regional Center Zoning Ordinance.*	Information
CA1.2 – Style		The Regional Center is a dynamic place where each generation expresses itself through the built environment. The architectural style of a building should reflect the time in which it was constructed but should also be respectful of surrounding styles.	*APPRAISAL*
	ADV	*CA 1.2.1 – New development will be reviewed for its contextual relationship with nearby development when the existing development is consistent with the* Indianapolis Regional Center Plan 2020. *New design should make a conscious effort to relate in some meaningful way to its surroundings. The potential for the reinforcement of exterior space (corridors, plazas, and historic sites), the incorporation and allusion to details in the existing environment, the use of contextual colors and materials, the reinforcing of landscape precedents, the contribution to the social environment and the design response to seasonal change and the day-night cycle will be considered in the design review. This may result in new design that is reflective of the surrounding built environment, or it may result in new design that contrasts but complements the surrounding built environment.*	**Satisfied**
	ADV	*CA 1.2.2 – Buildings should be designed as a whole and in general should not attempt to mix diverse architectural styles.*	**Satisfied**
	ADV	*CA 1.2.3 – Literal replication of historic styles is strongly discouraged.*	**Satisfied**
	ADV	*CA 1.2.4 – Low- and medium-density franchise or corporate design is discouraged. Buildings should be designed to relate to their context.*	**Satisfied**
CA1.3 – Theme		Most urban areas have very distinct districts that are identified by a unique architectural style, streetscape, or other physical design. The identity of such districts should be enhanced in the Regional Center.	*APPRAISAL*
	ADV	*CA 1.3.1 – Historic themes and district themes related to documented initiatives (such as designated Cultural Districts) are encouraged to be promoted in site and building design. Petitioner shall cite the initiative and their design response.*	Not Applicable
	NA	*CA 1.3.2 – Significant structures that contribute to the overall form of the Regional Center, such as buildings over 20 stories high, sports and entertainment venues and public buildings, will be reviewed in the broader context of the entire Regional Center.*	Not Applicable
CA2.1 – Facade Character		The facades of buildings are one of the most important contributors to the urban environment. From the interaction with a building at the pedestrian level to the appearance of skyscrapers from a distance, building facades contribute significantly to the character of the Regional Center.	*APPRAISAL*
	REQ	*CA 2.1.1 – All new buildings shall have a cohesive architectural treatment on all facades as well as on any solid screening elements such as walls. The colors, patterns and quality of materials shall create a unified building form. In situations where there are "zero lot lines" the sides and rear of buildings may conform to the dominant contextual precedent. This guideline is not intended to prohibit variation in the facade treatment that sensitively responds to context, to building code requirements, to service access or to limit the variation in façade design that is large in scale and forms the wall(s) of exterior spaces.*	**Satisfied**
	NA	*CA 2.1.2 – The facades of buildings shall be designed to have three-dimensional interest. Transparent facade treatment may be used. Flat and minimally textured facades are discouraged.*	Not Applicable

NA	*CA 2.1.3 – In new commercial buildings a minimum of forty percent of the length of the grade level facade, adjacent to the pedestrian way, shall be glazed between two feet and eight feet above grade. In situations where tenants require wall space, the back of shelving may be set back a minimum of two feet and displays placed in the window areas. This guideline is intended to encourage occupant interaction with exterior space, in order to engender "natural surveillance" and social interaction.*	Not Applicable
NA	*CA 2.1.4 – At the grade level, adjacent to pedestrian ways, glass and/or other glazing materials shall have high transmissivity of visible light and low reflectivity qualities. The percent of visible light transmitted less the percent reflected shall be no less than 59 percent. For example: (1) Clear monolithic uncoated laminated glass transmits 86 percent and reflects 8 percent for a net factor of 78 percent and (2) Aqua-green low reflectivity glass transmits 66 percent and reflects 7 percent for a net factor of 59 percent.*	Not Applicable
ADV	*CA 2.1.5 – The articulation of openings, roof line, base and materials should be designed to protect materials from staining. Care should be taken in the detailing of water run-off, use of untreated ground water, use of porous materials, and also the use of copper, core-ten steel or other oxidizing metals. The impact of starling and pigeon roosting habits should also be considered and discouraged adjacent to pedestrian ways and balconies. Such birds prefer to roost on flat ledges or crevices that offer protection from the elements.*	**Satisfied**
NA	*CA 2.1.6 – When a new project requires that an opaque wall or fence be constructed adjacent to the public sidewalk or pedestrian way, the design shall incorporate features to provide visual interest at a minimum of 30-foot intervals. A thirty-foot-long expanse would require no features and a 40-foot-long expanse would require a minimum of two features. Permanently installed landscape, lighting features, public art, windows, and cutouts may be used to create interest. When "new tenant" leasehold improvements are made in existing buildings this guideline applies only to the new construction.*	None proposed
CA2.2 – Materials	Technological advancements have produced a palette of facade materials that varies drastically from the relatively limited palette of the past. A limited palette produced districts with uniform character and appearance, and modern materials should be used to create a similar result. These guidelines are directed toward creating an overall urban fabric with a strong sense of place that reinforces the definition of corridors (such as Meridian Street, the Canal, and Mass Avenue) and places (such as University Park and Monument Circle.)	*APPRAISAL*
REQ	*CA 2.2.1 – Materials shall be compatible with the Regional Center urban environment in durability, color, texture, and use. Examples of current materials include red to brown tone brick, buff tone brick, limestone, granite, low reflectivity glass, metal frames, concrete, and metal panels. Projects should be constructed to be as maintenance free as possible.*	**See Summary**
ADV	*CA 2.2.2 – Contrasting, bright colors and light may be used (on less than five percent of facade) for design accent and building identification.*	**Satisfied**
REQ	*CA 2.2.3 – Only in residential situations where context permits shall wood siding or cedar shakes be permitted as the primary cladding material.*	**Satisfied**
REQ	*CA 2.2.4 – Mirrored glass, polished stainless steel and other highly reflective materials shall only be used in moderation. In no case shall glare create an unsafe driving condition. An analysis of the impact of reflected sunlight (related to glare and heat) shall be submitted if greater than 20 percent of any facade is composed of materials that reflect greater than thirty percent of visible light.*	**Satisfied**
CA2.3 – Pattern, Scale & Texture	Building facades or facade sections can provide visual cues to users through varying patterns and scales. Such cues are important in creating a legible built environment.	*APPRAISAL*

	ADV	*CA 2.3.1 – Patterns reflected in materials and/or the installation of materials should be scaled in context with their use on the building. Generally flat and minimally textured facades are discouraged. Uses that often have opaque exterior walls such as theaters, stadiums, museums, gymnasiums, utilities, and industries are to include pattern, scale, and texture elements.*	**Satisfied**
	ADV	*CA 2.3.2 – The scale of entrances, fenestration, articulation of the structure and use of materials shall create a balanced, cohesive visual composition that relates to the use and size of the building.*	**Satisfied**
	ADV	*CA 2.3.3 – The pattern, perceived size and placement of fenestration or other building openings and horizontal bands should reflect and/or reconcile similar patterns on adjacent buildings.*	**Satisfied**
	NA	*CA 2.3.4 – In general, patterns should be more fine-grained and provide greater texture and visual interest nearer the ground level, especially when adjacent to a pedestrian way.*	Not Applicable
CA2.4 – Window Treatment		Mirrored, tinted, or otherwise blocked windows create undesirable "dead zones" along the sidewalk. The interaction between the public sphere and private sphere is critical to developing an accessible, inviting, and safe pedestrian environment.	*APPRAISAL*
	NA	*CA 2.4.1 – At the grade level, adjacent to pedestrian ways, glass and/or other glazing materials shall have high transmissivity of visible light and low reflectivity qualities. The percent of visible light transmitted less the percent reflected shall be no less than 59 percent. For example: (1) Clear monolithic uncoated laminated glass transmits 86 percent and reflects 8 percent for a net factor of 78 percent and (2) Aqua-green low reflectivity glass transmits 66 percent and reflects 7 percent for a net factor of 59 percent.*	Not Applicable
	NA	*CA 2.4.2 – Upper-level windows that are mirrored or otherwise highly-reflective must not significantly reflect light onto adjacent buildings, plazas, or public rights-of-way. Mirrored glass shall be used in moderation. An analysis of the impact of reflected sunlight (related to glare and heat) shall be submitted if greater than 20 percent of any facade is composed of materials that reflect greater than 30 percent of visible light. In no case shall glare create an unsafe driving condition. This information may be submitted conceptually at the schematic design phase. If additional analysis is warranted the architect may submit impact information at the appropriate design phase.*	Not Applicable
	NA	*CA 2.4.3 – The fenestration pattern of grade level windows and openings shall be compatible with the grade level use and the urban context. Movable security accordion type gates and overhead security barriers are not permitted. Permanently installed grills shall be compatible and integrated with the building design.*	Not Applicable
	REQ	*CA 2.4.4 – Awnings, shutters, and other energy conservation devices shall be designed integral with the building.*	**Satisfied**
	NA	*CA 2.4.5 – All sides of the building with fenestration and/or required openings that are abutting developable property not controlled by the owner shall be offset and/or set back from the property line a distance consistent with the requirements of the relevant building codes and/or fire rated as required, unless air-rights (or development rights) are acquired from adjacent properties.*	Not Applicable
	NA	*CA 2.4.6 – In the Village Mixed-Use district typology, it is recommended that all grade level windows on new structures that are adjacent to the public sidewalk be able to be opened.*	Not Applicable
CA2.5 – Signs		Building signage is important to help people easily locate destinations and to promote a Regional Center that is legible. Signage can also, however, detract from these purposes.	*APPRAISAL*
	NA	*CA 2.5.1 – Buildings shall be designed to incorporate building and business signs into the facade design. Signs shall be compatible with the architectural pattern, style, and fenestration of the building.*	Not Applicable

NA	*CA 2.5.2 – Signs shall be "architectural type" letters. The individual letters may be lighted, back lit or neon type letters. Backlit panel or "box type" signs are generally discouraged. If these sign types are used, the background shall be non-reflective, opaque, and dark in color with lettering light in color.*	Not Applicable
NA	*CA 2.5.3 – Projecting signs shall be permitted when they are integrated with the building design and when contextual relationships are compatible. Signs shall have maximum projection of four feet into the right-of-way with a minimum Clear Height Zone of nine feet.*	Not Applicable
NA	*CA 2.5.4 – Strobe lights, motion and other attention-getting devices shall not be used.*	Not Applicable
NA	*CA 2.5.5 – Grade level window signs and displays are permitted but shall not obscure more than 15 percent of the total window area or more than 15 percent of any single storefront window panel and shall only contain materials for products or services (or representative of services) available on premises.*	Not Applicable
REQ	*CA 2.5.6 – Signs are to have an 80 percent contrast ratio to enhance legibility for the sight impaired.*	None proposed
ADV	*CA 2.5.7 – Signs are encouraged to be designed creatively and artistically.*	None proposed
REQ	*CA 2.5.8 – All buildings shall have the street address number clearly visible, daytime and nighttime, from the pedestrian way and from the vehicle travel lanes for each public entrance. Numbers shall be a minimum of four inches in height.*	**See Recommendations**
CA2.6 – Rooflines/Rooftops	In the Regional Center, rooftops are usually visible from high-rise buildings and should therefore contribute to the overall character of the area.	*APPRAISAL*
NA	*CA 2.6.1 – The uppermost portion of the facade (building massing, roof form, eave, cornice, upper floor level(s), roof top design and/or parapet) of all buildings shall be articulated with a treatment in scale with the building.*	Not Applicable
NA	*CA 2.6.2 – Rooftop zones are to be designed integral with the building with consideration given for the view from the grade level and from other buildings. Mechanical equipment shall be placed to complement the building design and/or screened with materials consistent with the building's design.*	Not Applicable
ADV	*CA 2.6.3 – Public art and rooftop gardens are encouraged in rooftop design.*	None proposed
NA	*CA 2.6.4 – The illumination of the uppermost portion of the facade (building massing, roof form, eave, cornice and/or parapet) of buildings over 10 stories in height is recommended. Design principles related to energy conservation and light pollution are to be followed.*	Not Applicable
CA2.7 – Facade Lighting	The architectural lighting of facades can provide additional character at night but can also create light pollution.	*APPRAISAL*
NA	*CA 2.7.1 – The architectural lighting of building features and special seasonal power should be incorporated into the building design.*	Not Applicable
NA	*CA 2.7.2 – In the Campus, Entertainment, Urban Mixed-Use, Village Mixed-Use and Urban Core district typologies, where night-time use is typical, the lighting of facade features is encouraged.*	Not Applicable
NA	*CA 2.7.3 – Facade lighting should be done in a manner as to minimize light "overspray" onto adjacent properties or public rights-of-way. It should also be done with a minimum amount of lighting to minimize light pollution.*	Not Applicable
NA	*CA 2.7.4 – The illumination of the uppermost portion of buildings over 10 stories in height is recommended.*	Not Applicable
NA	*CA 2.7.5 – When lighting (such as to accent windows or architectural elements) is used to contribute significantly to the overall design of structure or site, the installation should require low maintenance and be easily accessible. When operating, no more than 10 percent of the lighting shall be nonfunctioning at any point in time.*	Not Applicable

NA	*CA 2.7.6 – Except in the Entertainment Mixed-Use district typology, the non-sign use of exposed neon tubing (such as to accent windows or architectural elements) should be used sparingly.*	Not Applicable
CA2.8 – Awnings & Canopies	Awnings and canopies can contribute to the public streetscape while providing protection from the elements for pedestrians. They may also be used for energy conservation and as signage.	*APPRAISAL*
NA	*CA 2.8.1 – Awnings and canopies are encouraged in order to provide energy conservation and inclement weather protection to clients and pedestrians.*	Not Applicable
NA	*CA 2.8.2 – Awnings and canopies may have business identification signage on no greater than 15 percent of any surface.*	Not Applicable
NA	*CA 2.8.3 – Backlit or internally-illuminated vinyl or plastic awnings are not allowed.*	Not Applicable
NA	*CA 2.8.4 – Awnings shall have no greater than a four-foot projection into the public right-of-way. Marquees associated with entertainment venues will be reviewed separately as a component of entrance design.*	Not Applicable
NA	*CA 2.8.5 – Awnings and canopies shall maintain the clear height zone with a minimum clearance of nine feet under the lowest part of the assembly.*	Not Applicable
NA	*CA 2.8.6 – Canopies and canopy supports shall not impede pedestrian traffic, or narrow or otherwise restrict the pedestrian way. Canopies should not be located on building corners at intersections unless their supports do not interfere with pedestrian movement. All development in the right-of-way is subject to the issuance of an Encroachment Permit by the Indianapolis Department of Public Works.*	Not Applicable
CA 3.1 – Building Entrances/Exits	As the center of the Central Indiana region and a destination for visitors from all over, the Regional Center built environment must be universally legible.	*APPRAISAL*
NA	*CA 3.1.1 – New building entrances shall face the public street, be emphasized and weather protected when possible.*	**Satisfied**
NA	*CA 3.1.2 – Building entrances should be designed in a manner to provide visual cues, such as entry scale, that differentiate public and private entrances.*	Not Applicable
REQ	*CA 3.1.3 – Entries shall be lighted from dusk until dawn. Design principles related to energy conservation and light pollution are to be followed.*	**See Summary**
NA	*CA 3.1.4 – Buildings at the intersection of two streets should consider corner access in order to treat each frontage equally and to provide easy access for pedestrians from the crosswalks.*	Not Applicable
REQ	*CA 3.1.5 – Exit doors that open directly into the pedestrian way, street or alley shall be designed to provide safe egress and to not conflict with the sidewalk or Pedestrian Way utilization. Each door condition should be evaluated based on the volume of use, user visibility, accessibility, and safety. Pedestrians normally maintain an 18-inch clear zone when walking adjacent to a wall.*	**See Summary**
CA 3.2 – Arcades, Tunnels & Walkways	The density of the Regional Center promotes pedestrian activity year-round. Protection from inclement weather should be promoted to enhance the pedestrian experience.	*APPRAISAL*
NA	*CA 3.2.1 – Interior arcades that are integral with the design of the building are encouraged in public buildings, hotels, and mixed-use buildings.*	Not Applicable
ADV	*CA 3.2.2 – Protection from inclement weather should be provided at transit stops when possible.*	None proposed
NA	*CA 3.2.3 – Existing non-grade level walkway systems (skywalk, Canal level and tunnel) are to be extended and enhanced.*	Not Applicable
CA 4.1 – Exterior Site Furnishings	Exterior site furnishings located in the public and semi-public spheres contribute to the character of the public corridor and accommodate pedestrians and public gatherings.	*APPRAISAL*

	REQ	*CA 4.1.1 – All exterior light standards, tree grates, seating, etc. shall be dark finished metal, granite, or other durable materials. Dark green, dark red, black, or dark anodized colors are Color and material variations will be considered when the design of the site furnishings is directly related to the architectural materials and treatment of the building. This Guideline does not apply to art (defined as original works created by an individual or team that is experienced in their discipline.)*	None proposed
	REQ	*CA 4.1.2 – Benches, bollards, trash receptacles, light standards and other similar elements shall not have advertising or business identification signage.*	None proposed
	NA	*CA 4.1.3 – All elements that are approved to be in the public right-of-way placed by the adjacent property owner shall be maintained by the property owner and removed as required for safety, access, and utility maintenance.*	Not Applicable
	NA	*CA 4.1.4 – Because of the visual clutter created by the misalignment of movable exterior site furnishings, movable waste receptacles, tables and planters are to be circular in plan. This does not apply to furnishings placed as a component of a regulated Sidewalk Restaurant.*	Not Applicable
	NA	*CA 4.1.5 – All outdoor site furniture is encouraged to incorporate artistic elements or be designed as a work of public art.*	Not Applicable
CA 4.2 – Pedestrian & Bicycle Amenities		The Regional Center should accommodate and promote pedestrian and bicycle activity as a way to reduce vehicle traffic and pollution and to promote public health.	*APPRAISAL*
	NA	*CA 4.2.1 – In areas identified by the Indianapolis Regional Center Plan 2020 as High-Density Mixed-Use, Medium- Density Mixed-Use and Research Community Mixed-Use, outdoor seating, bicycle parking and weather protection are encouraged adjacent to or accessible from the pedestrian way.*	Not Applicable
	NA	*CA 4.2.2 – Commercial and institutional developments of more than 50,000 square feet are required to provide at least one bicycle parking space per 10,000 square feet of building.*	Not Applicable
	NA	*CA 4.2.3 – Office, institutional and industrial developments are encouraged to provide shower and changing facilities for employees commuting by bicycle or by walking.*	Not Applicable
	NA	*CA 4.2.4 – Residential development containing 20 or more residential units shall provide sheltered and secure bicycle storage with a no-step entry for alternative transportation modes (such as bicycle, scooter, or motorcycle). Such facilities shall be provided at a ratio of at least one space per four residential units. The storage may be accommodated by providing space in a dedicated storage room designed for this purpose, space in a parking facility, or exterior storage facilities that are integrated with the site development. Projects composed of town homes or apartments with direct access to their own private garages are exempted.*	Not Applicable
CA 4.3 – Site Lighting		Lighting should be provided in all built environment spheres at an appropriate level to provide for the safety and security of users.	*APPRAISAL*
	REQ	*CA 4.3.1 – Pedestrian circulation corridors are to have pedestrian scale lighting.*	**See Summary**

REQ	*CA 4.3.2 – Building entries, sidewalks and heavily used pedestrian areas in areas designated by the Indianapolis Regional Center Plan 2020 as High- Density Mixed-Use, Medium-Density Mixed-Use, or Research Community Mixed-Use, as well as in the Campus district typology, are to be lit to a level of 4 to 8 foot-candles. Metal halide lamps (because of more effective visibility and better color rendition in the ultraviolet range) are preferred in high activity pedestrian areas. General lighting shall be provided to light vehicular parking, vehicular travel surfaces, plazas, and service areas. The foot-candle level shall be designed to provide the minimum lighting needed for safety. A level of 1 to 5 foot-candles with a maximum variance of 4 to 1 for the brightest to dimmest lit spot is recommended by the Illuminating Engineering Society of North America (IESNA). High pressure sodium may be used in areas where general lighting is provided. Outdoor lighting design should consider, (1) specific site conditions, (2) reducing light pollution, (3) reducing energy consumption, (4) improving safety and (5) aesthetic considerations.*	**See Summary**
REQ	*CA 4.3.3 – Light sources shall be "full cut" shielded and direct light onto the surface area only. Lighting filaments in excess of 2000 lumens shall not be visible at the lot line, adjacent buildings or from above the source. Likewise, shall the level of light from a light source not exceed one foot-candle at the lot line, entering an adjacent building or above the source. When appropriate, exceptions may be made for decorative, ornamental and "historic period" lights (acorn globe, pendant, etc.), which shall be designed to minimize light overspray and light source contrast.*	**See Summary**
CA 4.4 – Screening	The impact of parking zones and service/utility equipment and similar facilities should be minimized aesthetically and functionally on surrounding properties and pedestrian ways.	*APPRAISAL*
NA	*CA 4.4.1 – Mechanical equipment, loading docks and trash removal areas shall be screened from view from the public streets and pedestrian ways. Dumpsters shall not be located adjacent to a pedestrian way.*	Not Applicable
REQ	*CA 4.4.2 – Screening materials are to be the same as the primary building materials and/or composed of permanent landscape elements such as: architectural metal fencing, masonry, trees, evergreen plant material, and berms.*	**Satisfied**
REQ	*CA 4.4.3 – Surface parking areas adjacent to the public right-of- way or pedestrian way shall have a minimum four-foot-deep planting area to provide for screening with trees, walls, berms and/or ground planting. Clear sightlines between three feet and seven feet above the sidewalk grade are to be maintained to promote visibility and safety (except where the primary zoning ordinance requires clear sightlines between two and one-half feet and nine feet at clear sight triangle areas at vehicular intersections). The design of the lower three feet (two and one-half feet in clear sight triangle areas) of the screening shall be permanent, durable, and easily maintained. A solid "knee wall" or berm with ground level evergreen planting is recommended.*	**Satisfied**
CA 4.5 – Paving Materials	Paved areas of a site, including sidewalks, plazas, and parking zones should be designed integral with the building and should also minimize storm water runoff that significantly contributes to water pollution.	*APPRAISAL*
NA	*CA 4.5.1 – Paving materials and installation patterns shall complement the building design and site utilization.*	Not Applicable
NA	*CA 4.5.2 – Plazas, sidewalks, outside eating areas and all other paved areas in the public or quasi-public spheres and not in a parking zone or service zone shall be constructed of masonry pavers or concrete (no asphalt or crushed stone permitted.)*	Not Applicable
NA	*CA 4.5.3 – Parking zones with more than 20 parking spaces shall be constructed of a permanent permeable material (such as permeable asphalt or unit masonry systems) or shall provide and maintain bio-swales or other natural methods to substantially eliminate storm water runoff. Creative and artistic solutions are encouraged. If petitioner proposes standard asphalt, concrete or other non-permeable paving, runoff and onsite detention documentation must be provided.*	Not Applicable

	REQ	*CA 4.5.4 – Paving systems and materials installed in the right-of-way by property owners shall meet Department of Public Works and Americans with Disabilities Act (ADA) standards.*	**Satisfied**
CA 4.6 – Urban Forestry & Plant Material		The density of development in the Regional Center produces an "urban heat island" created by the absorption of heat by pavement and buildings. Planting materials can mitigate this effect while also reducing pollution and storm water runoff and creating a more aesthetic environment.	*APPRAISAL*
	REQ	*CA 4.6.1 – Plant materials are to be selected to exhibit seasonal coloration and flowers. All landscape design is to emphasize seasonal variation.*	**Satisfied**
	NA	*CA 4.6.2 – In parking zones, deciduous shade trees (minimum of four-inch caliper) are to be provided and maintained at a minimum of one tree for each 1,600 square feet of paving in order to achieve 25 percent canopy coverage in 10 years of growth. Required trees may be clustered in islands, but only if such clustering will not impact the target of 25 percent of the parking zone being covered by tree canopy in 10 years of growth.*	Not Applicable
	NA	*CA 4.6.3 – Tree islands in parking lots should be a minimum of 130 square feet per tree with irrigation or 150 square feet per tree without irrigation. This minimum requirement may be waived if the pavement is permeable. All tree islands shall be curbed to prevent damage to the tree.*	Not Applicable
	REQ	*CA 4.6.4 – Planting materials selected must be suitable to urban conditions. Trees with shallow root systems that could severely impact paved areas, or be severely impacted by paved areas, should be avoided. A wide range of species might be used depending on general conditions such as hardiness and site-specific conditions related to performance, soil, sunlight, exposure to pollutants, etc. Each site plan will be reviewed to determine the appropriateness of the proposed plant material.*	**Satisfied**
	NA	*CA 4.6.5 – Interior trees should be selected that have large canopies in order to maximize the surface area of pavement covered by the tree canopy. Perimeter trees should be selected that are columnar in order to visually maintain the urban "wall" of the corridor. Also consult guidelines relating to the adjacent public corridor for guidelines relating to street trees.*	Not Applicable
	NA	*CA 4.6.6 – Clear sightlines between three feet and seven feet above the sidewalk and/or parking grade are to be maintained to promote visibility and safety.*	Not Applicable
	REQ	*CA 4.6.7 – All trees in parking zones or adjacent to a pedestrian way or activity zone must maintain a clear height zone of no less than nine feet. Only deciduous trees are permitted to be planted in the public sphere (right-of-way) or adjacent to the pedestrian way.*	None proposed
	INFO	*CA 4.6.8 – Alternative, documented systems of reducing urban heat buildup may be proposed.*	Information
	INFO	*CA 4.6.9 – Designers should consult the Indianapolis Metropolitan Planning Area Multi-Modal and Public Space Design Guidelines for information related to plantings in the public right-of-way. Designers should also refer to current City Ordinances that regulate maintenance, planting, and trees.*	Information
CA 5.1 – LEED Standards		Development in the Regional Center should reflect innovation in environmentally sustainable building methods and materials.	*APPRAISAL*
	ADV	*CA 5.1.1 – Building and site development which conforms to Leadership in Energy and Environmental Design (LEED) Standards published by the U.S. Green Building Council are encouraged.*	None proposed
	INFO	*CA 5.1.2 – Environmentally sound design solutions may include elements that are not anticipated in these Design Guidelines. Exceptions to the Design Guidelines will be considered for documented energy and environmental components.*	Information
CA 5.2 – Rooftop Gardens		Green roofs can reduce urban heat islands, reduce sewage system loads by assimilating large amounts of rainwater, absorb air pollution, collect airborne particulates, store carbon, and insulate a building from extreme temperatures.	*APPRAISAL*

NA	*CA 5.2.1 – Wherever practical, install "green roofs" consisting of vegetation and soil, or a growing medium, planted over a waterproof membrane. Additional layers, such as a root barrier and drainage and irrigation systems may also be included.*	Not Applicable
CA 5.3 – Passive Heating/Cooling	Buildings designed for passive solar, and daylighting incorporate design features such as large south-facing windows and building materials that absorb and slowly release the sun's heat. No mechanical means are employed in passive solar heating. Incorporating passive solar designs can reduce heating bills as much as 50 percent. Passive solar designs can also include natural ventilation for cooling. Windows are an important aspect of passive solar design. In cold climates, south-facing windows designed to let the sun's heat in while insulating against the cold are ideal. Interior spaces requiring the most light, heat, and cooling are located along the south face of the building, with less used space to the north.	*APPRAISAL*
ADV	*CA 5.3.1 – All projects should incorporate passive solar heating, cooling and daylighting strategies recommended by the Energy Efficiency and Renewable Energy (EERE) section of the U.S. Department of Energy.*	**Satisfied**
CA 5.4 – Energy Use	*For businesses and residential development, a strategic approach to energy management can produce significant savings for operation costs and the environment. Also, the Federal Energy Policy Act of 2005 outlines energy efficient residential systems for which Federal Tax Credits are available. The eligible energy systems include certified: (1) Windows & Doors, (2) Roofing Insulation, (3) HVAC Systems, (4) Water Heaters, (5) Solar Energy Systems, (6) Fuel Cells, (7) Air Source Heat Pumps, (8) Geo-Thermal Heat Pumps, (9) Solar Water heating, (10) Photovoltaic Systems and (11) Fuel Cells.*	*APPRAISAL*
ADV	*CA 5.4.1 – All projects are encouraged to follow standards recommended by Environmental Protection Agency's (EPA) ENERGY STAR partnership which offers an energy management strategy that helps in measuring current energy performance, setting goals, tracking savings, and rewarding improvements.*	**Satisfied**
CA 6.1 – Utilities	The Regional Center is the postcard of Central Indiana, the primary destination for visitors to the area and a major economic center. Therefore, the visual presence of utilities should be minimized. The inherent maintenance and innovation related to utilities should be planned and incorporated into the building and site to minimize future disruption.	*APPRAISAL*
REQ	*CA 6.1.1 – All on-site utility service access is to be buried when new construction is located more than 20 feet from an existing utility supply. New development is encouraged to provide for long-term utility and communication access flexibility.*	**Satisfied**
REQ	*CA 6.1.2 – Any utility and service connections and equipment placed along a pedestrian way are to be placed in the frontage zone and shall not impede the pedestrian way. Where possible, all such connections and equipment should be located in a screened service zone or other area not adjacent to a pedestrian way.*	**Satisfied**
CA 6.2 – Curb Cuts/Driveways	In the Regional Center, accommodating the pedestrian is paramount. Service drives, parking access drives, and other crossing zones must be designed in a way so as not to impede the continuity of the accessible pedestrian network.	*APPRAISAL*
REQ	*CA 6.2.1 – Pedestrian way paving treatment shall be continuous through curb cuts (and also compliant with Americans with Disabilities Act (ADA) standards.) Textured pavement and other "Traffic Calming" devices shall be used to create a safe environment for pedestrians.*	**Satisfied**
ADV	*CA 6.2.2 – When the right-of-way permits, alley access and parking in the interior of the block is encouraged.*	**Satisfied**
REQ	*CA 6.2.3 – Locate driveway aprons outside of the pedestrian way, with the sloped portion entirely within the separation zone (SZ).*	**Satisfied**
REQ	*CA 6.2.4 – Maintain the pedestrian way pavement and pattern at a cross slope of 1:50 (one foot high, 50 feet long) across the driveway.*	**Satisfied**

ADV	*CA 6.2.5 – Where necessary to keep the driveway slope from exceeding 1:10 (one foot high, 10 feet long), the sidewalk may be partially dropped to meet the grade at the top of the apron. This is preferred to extending the sloped apron into the pedestrian way.*	**Satisfied**

SUMMARY

Review of the Guidelines against the submitted plans reveals the following items that remain out-standing or require an explanation:

1. The floor area ratio (gross floor area to lot area) of the development is at 1.8, which would be medium density (see MD 2.1.1). This neighborhood has seen higher density development to the north, from Vermont Street to 10th Street over the last ten years. The neighborhood is in transition. This development would greatly enhance the City's goals of providing for more affordable housing within walking distance to the Downtown. Guidelines US 1.1.1, SC 1.1.1, and MD 2.1.1 apply.
2. The building materials are primarily made of fiber cement, a man-made material. Staff requested additional natural building material. Subsequent revised elevations note added areas of brick on the façade. Guideline CA 2.2.1 applies.
3. Exit doors need to open directly into the pedestrian way and shall be designed to provide safe egress per CA 3.1.5.
4. A lighting plan was not submitted to the file to identify the location of lighting standards. Additionally, a photometric plan has not been submitted to the file. A photometric plan should detail light standards and photometric levels for the site and at each entrance. Lighting must be provided at each entrance and must be dusk to dawn. Only full cut and shielded light standards are permitted with minimum foot-candle power outlined in CA 4.3.2 and CA 4.3.3. Pedestrian areas and entries must be lighted for safety (CA 3.1.3 and CA 4.3.1). A lighting and photometric plan shall be submitted and subject to planning staff review and approval, prior to the issuance of an Improvement Location Permit.

RECOMMENDATIONS

Staff **recommends approval** of the Regional Center Approval petition subject to the following conditions:

1. Summary item 3 and 4 must be met.
2. Address numerals shall be installed on the building façade prior to occupancy of the building, per CA 2.5.8.
3. All additional signage within two years of MDC approval requires planning staff review and approval. After the two-year period, a new Regional Center Approval petition would be required for review and subsequent approval of any proposed signage.
4. Sidewalks shall be installed along all public streets.

ZONING HISTORY

2026-CVR-803 / 2026-CVR-803, 219 Kehne Street, 1437 – 1533 (odd) Saulcy Street, and 1422 – 1528 (even) Astor Street, requested a variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a Large Apartment, a building height of 50 feet, a floor area ratio of 1.88 and a minimum livability space ratio of 0.07, and a vacation of existing unimproved alleyways within the site, **approved**.

2024-REG-067 (Amended); 1436, 1502, 1504, 1506, 1518 Astor Street, 1437, 1443, 1501, 1505, and 1533 Saulcy Street, requested Regional Center Approval to provide for demolition of ten residential structures and three detached accessory structures, **withdrawn**.

JY/MR/NS ******

Department of Metropolitan Development
Division of Planning
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION — October 21, 2026

Case Number:	2026-ZON-060
Property Address:	1305 Broad Ripple Avenue
Location:	Washington Township, Council District #7
Petitioner:	Zinkan Enterprises, by Misha Rabinowitch
Current Zoning:	D-5
Request:	Rezoning of 1.54 acres from D-5 district to the D-P district to provide for a mixed-use development consisting of 94 multi-family dwellings and approximately 9,000 square feet of neighborhood and service commercial uses.
Current Land Use:	Funeral home / associated parking.
Staff Recommendations:	Approval of the rezoning request.
Staff Reviewer:	Kathleen Blackham, Senior Planner

PETITION HISTORY

On October 12, 2026, the petitioner's representative submitted updated documents. Consequently, staff is requesting a **continuance from the October 21, 2026 hearing, to the November 18, 2026 hearing**, for additional time to meet with the petitioner and their representative to discuss the changes.

The Metropolitan Development Commission continued this petition, at the petitioner's request from the August 19, 2026 hearing, to the October 21, 2026 hearing, to address design issues and neighborhood concerns.

STAFF RECOMMENDATION

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

1. The final site plan, landscaping plan and building elevations shall be submitted for Administrator Approval prior to the issuance of an Improvement Location Permit (ILP).
2. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptables provided for the proper disposal of trash and other waste.
3. A High-Intensity Activated Crosswalk (HAWK) shall be installed at the Broad Ripple Avenue crossing located at the northwest corner of the site.
4. All on-site utilities will be buried underground.

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PETITION OVERVIEW

This 1.54-acre site, zoned D-5, is developed with a funeral home and associated parking. It is surrounded by a parking lot to the north, across Broad Ripple Avenue, zoned C-S; single-family dwellings to the south, zoned D-5; commercial office uses to the east, across Indianola Avenue, zoned C-1; and educational uses and single-family dwellings to the to the west, across Haverford Avenue, zoned SU-1 and D-5, respectively.

REZONING

This request would rezone the site to the D-P District.

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.

The Envision Broad Ripple Plan recommends office commercial.

The proposed development of the site would generally be consistent with the Plan recommendation of office commercial development.

DP Statement (Amended) – August 7, 2026

The Statement describes the proposed development that would replace the existing funeral home with a four-story multi-use building that includes 94 residential uses and approximately 8,960 square feet of commercial uses on the first floor.

Land uses would include residential and C-3 commercial uses, with 19 excluded uses.

The Statement also describes exterior building materials, site plan, site access and connectivity.

Development standards would include a front setback (Broad Ripple Avenue) of no less than 9.1 feet; side and rear setbacks would be 10 feet; 48-foot building height; 157 on-site parking spaces (46 ground floor parking spaces / 111 underground parking spaces; landscaping per the Ordinance; and sign plan submitted for Administrator Approval.

Exterior materials would primarily be brick masonry with metal panel and fiber cement accents. The fourth floor would be lowered to three floors along the southern façades.

Site Plan – August 7, 2026

The site depicts one U-shaped building with frontages along Broad Ripple Avenue, Haverford Avenue and Indianola Avenue.

Access would be limited to two access drives, one of which would be to the garage, along Haverford Avenue, and one access drive to the garage along Indianola Avenue.

There would be an interior courtyard for the residents and outside seating areas at the northwest and northeast corners of the site, along Broad Ripple Avenue.

A six-foot tall fence would be installed along southern boundary, with a 10–15-foot landscaped area south of the fence that would serve as a buffer to the residential neighborhood.

The petitioner's representative also stated that all on-site utilities would be installed underground.

Traffic Memorandum – June 19, 2026

As proposed, a Traffic Memorandum related to the proposed development was conducted.

Based on the due diligence traffic review, "it is anticipated that site trips will have an insignificant impact on the operations of the adjacent roadway network." Access drives along Haverford Avenue and Indianola Avenue "are expected to be sufficient with the existing auxiliary left turn lanes provided. No additional roadway geometric improvements or changes in traffic control devices will be necessary to accommodate the anticipated site traffic."

Environmental Public Nuisances

The purpose of the Revised Code of the Consolidated City and County, Sec.575 (Environmental Public Nuisances) is to protect public safety, health and welfare and enhance the environment for the people of the city by making it unlawful for property owners and occupants to allow an environmental public nuisance to exist.

All owners, occupants, or other persons in control of any private property within the city shall be required to keep the private property free from environmental nuisances.

Environmental public nuisance means:

1. Vegetation on private or governmental property that is abandoned, neglected, disregarded or not cut, mown, or otherwise removed and that has attained a height of twelve (12) inches or more;

2. Vegetation, trees or woody growth on private property that, due to its proximity to any governmental property, right-of-way or easement, interferes with the public safety or lawful use of the governmental property, right-of-way or easement or that has been allowed to become a health or safety hazard;

3. A drainage or stormwater management facility as defined in Chapter 561 of this Code on private or governmental property, which facility has not been maintained as required by that chapter; or

4. Property that has accumulated litter or waste products, unless specifically authorized under existing laws and regulations, or that has otherwise been allowed to become a health or safety hazard.

Staff would request a commitment that emphasizes the importance of maintaining the site in a neat and orderly manner at all times and provide containers and receptables for proper disposal of trash and other waste.

Planning Analysis

As proposed, this request would generally be consistent with Neighborhood Plan recommendation of office commercial. Despite, the office commercial recommendation, further review of the Plan document indicates that this site is located within a critical area that recommends allowing conversion of blocks fronting on Broad Ripple Avenue to multi-family residential uses.

Given the planned closure of the funeral home, staff believes that the proposed mixed-use development would generally be consistent with the Plan recommendation of increasing density through multi-family development along Broad Ripple Avenue in addition to the critical area recommendations. The development would also serve as a transition between the commercial uses to the west and the residential uses to the east.

Furthermore, the proposed lowering of the building to three stories along the south facades and the fence / landscaping along the southern boundary would create a buffer that would minimize the impact on the adjacent neighborhood.

Staff also believes that a High-Intensity Activated Crosswalk (HAWK) should be installed at the proposed pedestrian crossing of Broad Ripple Avenue at the northwest corner of the site, given the increased presence of pedestrians with the proposed development and the need to improve pedestrian safety. Furthermore, this crossing would connect to the recent sidewalk installed along the northside of Broad Ripple Avenue.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Funeral home	
Comprehensive Plan	Office Commercial	
Surrounding Context	**Zoning**	**Land Use**
North:	C-S	Parking lot
South:	D-5	Single-family dwellings
East:	C-1	Commercial offices
West:	SU-2 / D-5	Educational uses / single-family dwellings
Thoroughfare Plan		
Broad Ripple Avenue	Primary Collector	Existing 65-88-foot right-of-way and proposed 56-foot right-of-way
North Haverford Avenue	Local Street	Existing 48-foot right-of-way and proposed 48-foot right-of-way
North Indianola Avenue	Local Street	Existing 48-foot right-of-way and proposed 50-foot right-of-way
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	June 15, 2026	
Site Plan (Amended)	August 7, 2026	
Elevations	June 15, 2026 (Preliminary Elevations and Renderings)	
Elevations (Amended)	N/A	
Landscape Plan	June 15, 2026	

Findings of Fact	N/A
Findings of Fact (Amended)	N/A
C-S/D-P Statement	June 15, 2026 / August 7, 2026

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Envision Broad Ripple Village Plan (2012) recommends Office Commercial, with a proposed C-1 district zoning. "This land use category is for low-intensity office uses, integrated office development and compatible office-type uses. Retail uses are not promoted in this category, unless those uses are significantly subordinate to the primary office use of the retail use exclusively serves an abundance of office uses in proximity to the retail use. Office Commercial Uses can exist either as buffers between higher intensity land uses and lower intensity land uses or as major employment centers. The following uses are representative of this land use category: medical and dental facilities, education services, insurance, real estate, financial institutions, design firms, legal services, day care center, mortuaries, and communications studios."

This site also lies within Critical Area 3

Critical Area 3 Location: Broad Ripple Avenue from Broad Ripple High School to Evanston Avenue

Why Critical: Broad Ripple Avenue is an arterial street that connects Broad Ripple Village with the retail area centered on Glendale Mall and points east. It carries a significant amount of daily traffic (24,254 in 1995).

The south side of Broad Ripple Avenue has remained relatively stable in land use over the years. The high school, funeral home and office building that anchor the west end of this stretch have been in place for over fifty years. The rest of this segment was originally developed with single family homes. Commercial office and retail uses have slowly crept west from Glendale to the point where the block between Evanston Avenue and Crittenden Avenue is now completely commercial. The next block to the east, between Crittenden Avenue and Norwaldo Avenue, has seen at least two of its homes converted to offices. The area south of the parcels that front on Broad Ripple Avenue is a solid and stable single-family residential neighborhood.

To function as a fully-realized pedestrian area, Broad Ripple Village must increase the number of residents within an easy walk. Prime locations for increasing the residential density in the area are the blocks along Broad Ripple Avenue that front the park. Conversion to multifamily use would halt the creep of commercial uses along the avenue. Conversion of homes to commercial uses dilutes the vitality of the commercial centers in Board Ripple and Glendale.

Recommendations:

• Allow conversion of the blocks fronting both Broad Ripple Avenue and Broad Ripple Park to multi-family residential uses as shown on the map.

• On the south side of Broad Ripple Avenue the multi-family uses should not encroach south of the first alley south of the avenue. To be compatible with the homes to the south, the multi-family structures should be modest in height and use materials and building forms common to the neighborhood to the south. On-street parking is an issue in this neighborhood, so it is important that any new multi-family development provide adequate on-site parking.

• On the north side of Broad Ripple Avenue, the multi-family uses should not encroach east of Kingsley Drive. To be compatible with the homes to the east the multi-family structures should be modest in height and use materials and building forms common to the neighborhood to the east.

• Conversion of single-family residential parcels to multi-family development should not be done in a piecemeal manner, but in groupings of contiguous parcels. The purpose of this is so homes are not isolated among the apartments/ condominiums.

• An interim method of increasing residential density in this Critical Area is the addition of carriage houses to the existing residential properties.
• Restrict commercial conversions along Broad Ripple Avenue to the areas shown on the map.

• Connect Broad Ripple Park, Broad Ripple Village and the Monon Trail with an off-street bike and pedestrian trail.

Pattern Book / Land Use Plan

Not Applicable to the Site

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Envision Broad Ripple Plan (2012)

Infill Housing Guidelines

Not Applicable to the Site.

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

The Marion County Thoroughfare Plan (2019) “is a long-range plan that identifies the locations classifications and different infrastructure elements of roadways within a defined area.”

The following listed items describe the purpose, policies and tools:

- Classify roadways based on their location, purpose in the overall network and what land use they serve.
- Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.
- Set requirements for preserving the right-of-way (ROW).
- Identify roadways for planned expansions or new terrain roadways.
- Coordinate modal plans into a single linear network through its GIS database.

ZONING HISTORY

60-V-635; 1305 East Broad Ripple Avenue, requested a variance of use to permit a building addition to the existing mortuary, with 97 off-street parking spaces and loading space, **granted**.

VICINITY

2017-ZON-067; 1428 and 1430 Broad Ripple Avenue (north of site), requested rezoning of 0.864 acre, from the C-3 (FW), D-5 (FW) and SU-37 districts, to the D-P (FW) classification to provide for a mixed-use commercial and residential development, with a density of 44 units per acre and 6,500 square feet of commercial space, **approved.**

2005-ZON-220; 6195 Rosslyn Avenue (south of site), requested rezoning of 0.14 acre, being the D-5 District, to the C-1 classification to provide for office uses**, withdrawn.**

2002-ZON-801 / 2005-VAR-801; 1405 East Broad Ripple Avenue and 6229 Indianola Avenue (south of site), requested the rezoning of 0.69 acre for the D-5 District to the C-1 classification to legally establish an existing office building and to provide for new off-street parking lot and a variance of use and development standards of the Commercial Zoning Ordinance to legally establish a 1.092 square-foot single-family dwelling (not permitted), with a four-foot side setback (minimum 15-foot side transitional yard required and a 223.86-square foot detached garage (not permitted, with a side setback of 1.8 feet (minimum 15-foot side transitional yard required) and a rear setback of 4.1 feet (minimum ten-foot rear transitional yard required along an alley way), **approved.**

97-HOV-80; 1550 Broad Ripple Avenue (east of site), requested a variance of development standards of the Sign Regulations to provide for the placement of an incidental sign with a surface area of nine square feet and being four feet in height, **granted.**

95-UV3-23; 1420 Broad Ripple Avenue (west of site), requested a variance of use of the Commercial Zoning Ordinance to provide for the expansion of an existing lawn and garden business, **granted**.

95-UV3-36 / 95-SE3-3; 1430 Broad Ripple Avenue, requested a special exception of the Commercial Zoning Ordinance to provide for the operation of an amusement arcade with more than four amusement machines (maximum four amusement machines permitted, being 500 feet from a protected district (not permitted 500 feet from a protected district), **denied**.

94-AP-42; 1316 Broad Ripple Avenue (west of site), requested a modification of commitments, related to petition 88-Z-96, requiring an Improvement Location Permit be obtained by June 27, 1989, which was never obtained, **approved.**

88-Z-96 / 88-CV-15; 1316 Broad Ripple Avenue (west of site), requested rezoning of two acres, being in the D-5 District, to the C-S classification to provide for an existing lawn and garden shop with a variance of development standards to provide for the existing buildings and fencing to be located on the right-of-way (70 feet setback from the right-of-way required), **approved.**

77-AP-145; 1450 Broad Ripple Avenue (east of site), requested approval of a master plan for Broad Ripple Park for new drives, parking, tennis courts, pool remodeling and riverfront development, **approved.**

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EXHIBITS



1305 Broad Ripple Avenue

N

0 0.005 0.01 0.02 0.03 0.04 Miles

ZINKAN ENTERPRISES
1305 Broad Ripple Avenue

Development Statement

I. **Statement of Purpose**. The proposed development is a mixed-use development intended to complement recent development of The Ripple on the northside of Broad Ripple Avenue to the east, and to serve, in part, as a gateway into the Broad Ripple commercial district. The preliminary plan includes neighborhood and service commercial uses on the first floor and three stories of residential units designed to be compatible with existing site conditions and the surrounding land uses.

The approximately 1. 5 acre property is zoned D-5, but has been occupied by a funeral home and surface parking lot for many years. The former Broad Ripple High School (zoned SU-2) is located to the west, single family residential properties are located to the south (zoned D-5), a two story commercial building occupied by a nursery school is located to the east (zoned C-1), and to the north across Broad Ripple Avenue is a vacant lot formerly occupied by a garden center and a three story mixed use building (zoned DP).

The project area would include a maximum of 94 residential units, with 7 units on the ground floor (3 units along Indianola Ave. and 4 units along Haverford Ave.) to bring a residential feel, and the remaining units on the upper 3 stories. In addition, 8,960 square feet of neighborhood and service commercial uses will be located on the ground level. The proposed development, as described in this document, will provide for orderly and attractive improvement for the community and the corridor for the area.

II. **Site Plan and Building Architecture**. The real estate will be developed as a mixed-use development in substantial conformity with the site plan attached hereto as Exhibit "A". Building materials are primarily brick masonry with metal panel and fiber cement accents, and articulation and configuration to break up the front façade. As a transition to the single family residential uses to the south, the 4th floor of the rear façade has been eliminated, except for the stair towers. The project shall be constructed in substantial conformity with the Building Elevations attached hereto as Exhibit B.

III. **Permitted Uses**

A. **Commercial**. All uses permitted in the C-3 Neighborhood Commercial District as set out in Chapter 732, Section 742-04 of the Commercial Zoning Ordinance of Marion County, Indiana, effective March 2, 2026, as amended through the date hereof (the "Ordinance"), EXCEPT the following:

1. Check cashing or validation service;
2. Outdoor advertising sign off premises sign;
3. Tattoo parlor;
4. Bait and tackle shop;
5. Pawn shop;
6. Substation Distribution

7. Transit Center
8. Wireless Communication Facility
9. Assisted Living Facility
10. Nursing Home
11. Laundromat
12. Mortuary/Funeral Home
13. Vape Shop
14. Business, art, or other post-secondary proprietary school
15. Day Care Center or Nursery School
16. Schools: Elementary, Middle or High Schools
17. Hospital
18. Plasma (Blood) Center
19. Department Store

B. **Residential**. A maximum of 94 Dwelling Units, as defined in the Ordinance.

IV. Site Access and Connectivity.

A. Site Access: The site is located on the south side of Broad Ripple Avenue and there will be three curb cuts to access the site, two curb cuts along Haverford Ave. and one curb cut along Indianola Ave., as shown on the Site Plan. The northern curb cut along Haverford Ave. will only be used for loading for retail and residential move ins and outs.

B. Connectivity:

1. Walkway/trail: A sidewalk along Broad Ripple Avenue will be provided.

2. Crosswalk: A crosswalk from the development across Broad Ripple Avenue will be provided, as directed by the Department of Public Works.

These elements are to enhance the walkability of the site in relationship to Broad Ripple Village by continuing to develop the walking and biking infrastructure within the community.

V. Development Standards.

A. Front Setback: The front yard building setback from the Broad Ripple Avenue right of way is no less than 9.1, as shown on the Site Plan.

B. Side and Rear Yard Setbacks:

1. Minimum side yard setback shall be 10 feet, as shown on the Site Plan.

2. Minimum rear yard setback shall be no less than 10 feet from the property line. The primary building elements will be setback no less than 33 feet from the property line.

C. Height: The maximum building height shall be 48 feet to the top of the building.

D. Parking: The development will include 46 ground floor parking spaces to be shared among commercial and residential tenants, and 111 underground parking spaces for the residential tenants, for a total of 157 onsite parking spaces.

E. Bike racks: Bike racks shall be provided in accordance with the Ordinance.

VI. Landscaping

Landscaping shall adhere to Ordinance requirements, including the Green Factor Calculation. A landscaping plan shall be submitted for administrator's review and approval prior to the issuance of an Improvement Location Permit ("ILP"). Specifically, site landscaping shall focus on perimeter tree plantings around all sides of the building, with particular attention to increased trees and landscape buffering on the south side of the building. A 6 ft. fence shall be installed south of the building to provide additional separation from the single family residential to the south.

VII. Signage

Prior to issuance of an ILP, a sign plan shall be submitted for administrator's approval.

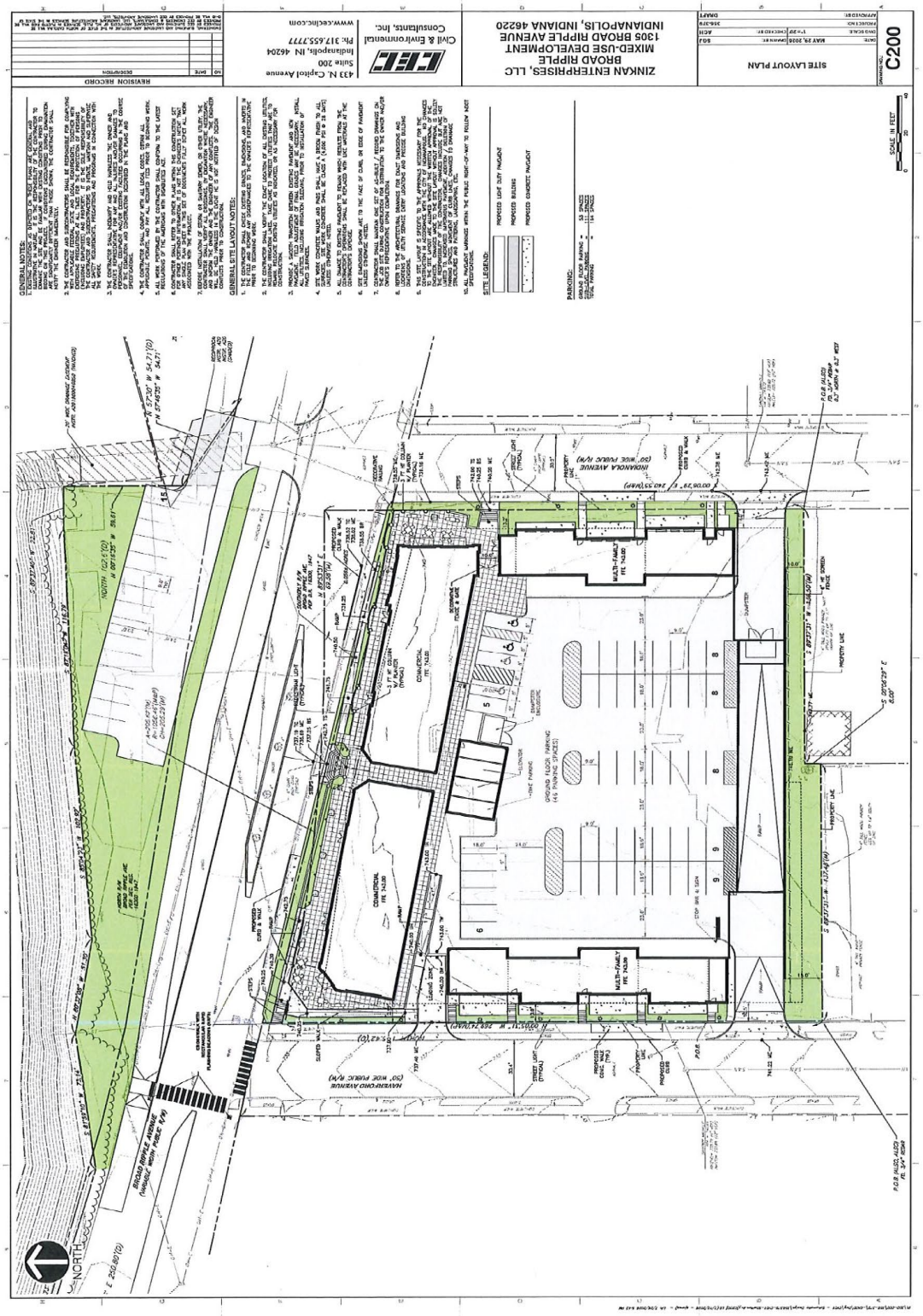
VIII. Commitments.

Final site and landscaping plans and elevations shall be submitted for Administrator's Approval prior to the issuance of an ILP.

Development shall be in accordance with the approved Development Statement.

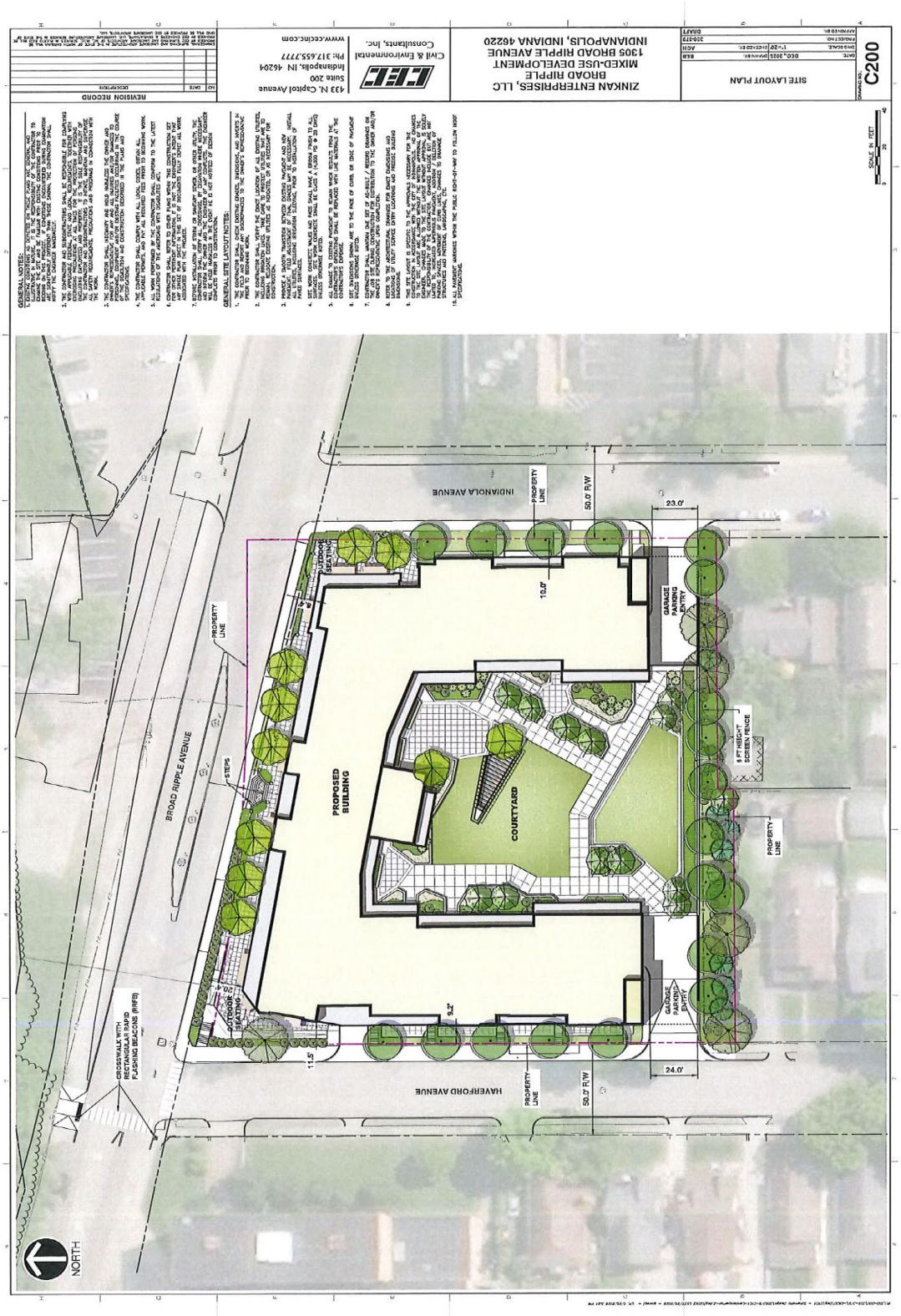
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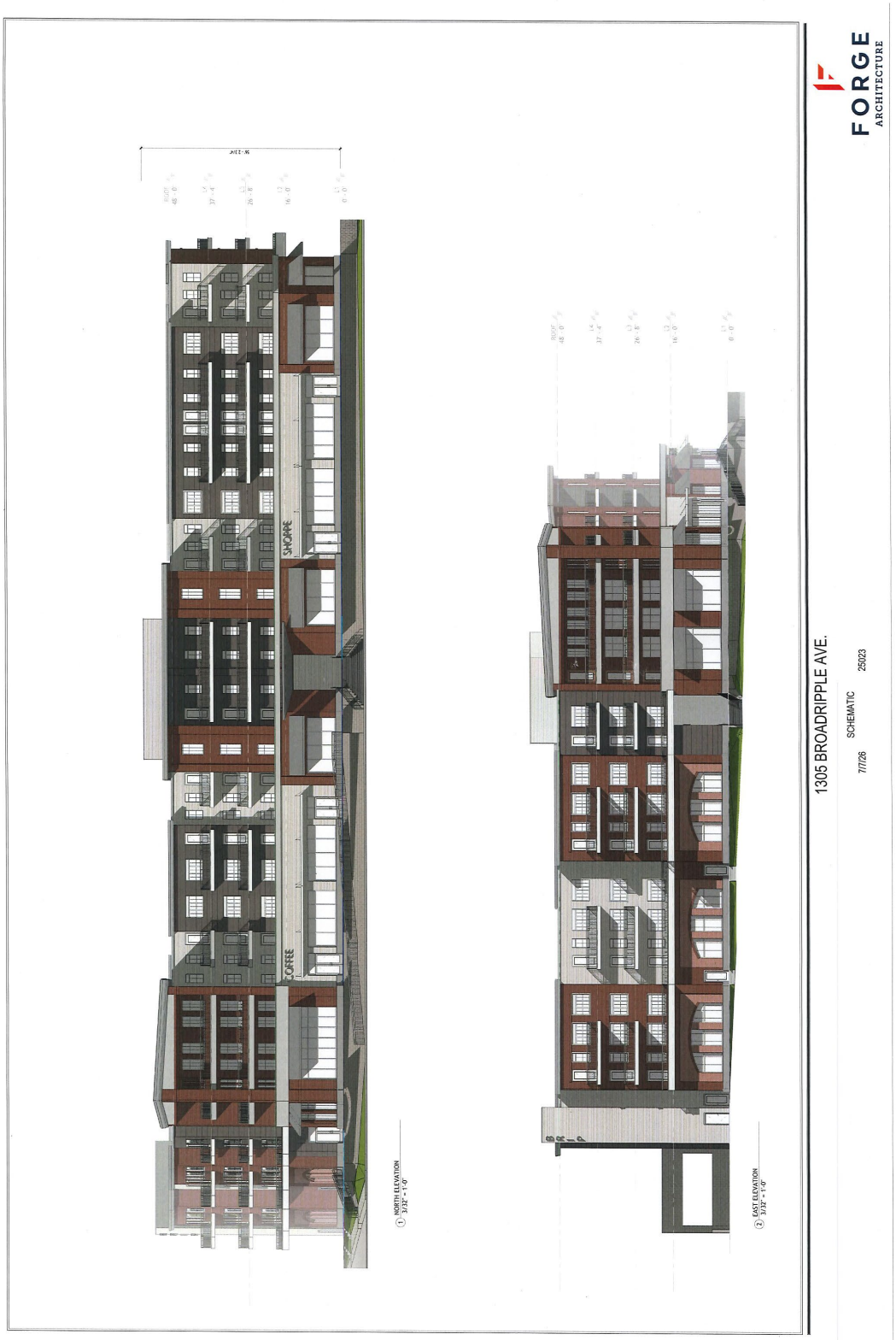
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View looking north along Haverford Avenue



View looking north along Indianola Avenue



View looking south along Haverford Avenue



View looking east along Broad Ripple Avenue



View looking west along Broad Ripple Avenue



View from site looking east across Indianola Avenue



View of site looking west across parking lot



View from site looking west across Haverford Avenue

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View from site looking northeast across Broad Ripple Avenue



View of site looking south across Broad Ripple Avenue



View of site looking southeast across Broad Ripple Avenue



View of site looking southwest across Broad Ripple Avenue

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METROPOLITAN DEVELOPMENT COMMISSION — October 21, 2026

Case Number:	2026-CZN-841 / 2026-CVR-841
Property Address:	5935 West 56th Street (*Approximate Address*)
Location:	Pike Township, Council District #5
Petitioner:	Exponential Equity Group, Inc., by Misha Rabinowitch
Current Zoning:	SU-1
Request:	Rezoning of 10.3 acres, from the SU-1 district to the D-P district to provide for a development consisting of 34 multi-family units and 10 townhomes, and existing religious uses. (To Be Withdrawn) Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a total of 214 parking spaces (minimum 232 parking spaces required).
Current Land Use:	Undeveloped
Staff Recommendation:	Staff recommends **approval** of the requested rezone.
Staff Reviewer:	Michael Weigel, Principal Planner I

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of the rezoning request, subject to the following commitments being reduced to writing on the MDC's Exhibit "A" form prior to the issuance of the letter of grant:

1. Administrative approval of building elevations for both phases shall be granted prior to issuance of an Improvement Location Permit, and the admin review shall involve review and approval by the City Architect in coordination with DMD.
2. Parking agreements and easements between the three proposed lots shall be written and recorded to allow for shared parking between the church and residential parcels.
3. A High-Intensity Activated CrossWalK (HAWK) pedestrian signal with accompanying painted crosswalk, connecting sidewalks, and ADA ramps shall be installed to connect the subject site with existing multi-use path to the north of 56th Street concurrently with the development of the first phase of the project. The petitioner shall coordinate with DPW on the location and design.

Due to the applicability of Table 744-403-1 of the Ordinance (Shared Parking Reduction Factors) for calculation of required minimum parking spaces, staff and the petitioner have determined that the requested variance would not be required. It will be **withdrawn** from consideration at the hearing.

PETITION OVERVIEW

5935 West 56th Street is currently developed with a church (Nu Corinthian Baptist Church) with a size of 35,079 square feet and a sanctuary with 750 seats, in addition to accessory parking areas within the front and side yards. The subject area of this petition would comprise two parcels in total: one parcel (6001342) is 9.33 acres in size and is currently developed with the church and was rezoned to the SU-1 district in 1998, and the other parcel (6002959) is located to the northwest, is around 1 acre in size, and was rezoned to SU-1 in 2009. Both parcels have frontage on 56th Street to the north.

Surrounding land uses include single-family homes to the west, residential subdivisions to the southwest and south, the I-65 highway to the east, and land zoned for park usage to the north. The site is located near Eagle Creek Park to the west, and a multi-use path (Eagle Creek Trail) runs along the northern portion of 56th Street near the subject property.

REZONING

This request would rezone the site to the D-P District. 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.

The eastern parcel is recommended to the Suburban Neighborhood typology by the Comprehensive Plan, and the western parcel is recommended to the Rural and Estate Neighborhood typology. A fuller description of those typologies is within the Comprehensive Plan Analysis section below.

D-P Statement – June 17, 2026

Approval of this rezoning to D-P would allow for a multi-phase affordable housing community to be developed ("Rebuilding the Village"). It would allow for the church use to remain in place while also allowing for the development of 34 affordable senior apartments (Phase I) as well as for 10 additional townhome or duplex units (Phase II), for a total of 44 new dwelling units subject to substantial conformity with the filed site plan. Development standards for the church would be subject to C-1 zoning classification, and the multifamily and townhome areas would be subject to D-8 development standards. Installation of landscaping and signage would be subject to administrative approval. The full D-P statement is within the Exhibits below.

Site Plan – June 17, 2026

The site plan and elevations provided for review indicate that the new apartment building would have a footprint of 12,600 square feet in size and would be 3 stories in height, and that the future townhomes would be around 5500 square feet per building (2 buildings total). The plan also appears to indicate that the property will be subdivided into 3 lots in the future to allow for individual resale of each portion of the property (church, apartment, townhomes); a subdivision is not being sought as a part of this filing.

The apartment building would be on the northeastern portion of the site closest to the interstate, while the townhomes would be on the northwestern parcel. The existing private drive would continue to be utilized for access to all 3 sites, and 214 parking spaces would be provided for each of the uses (152 spaces for the church, 35 for the apartments, and 27 for the townhomes. Sidewalks would be installed both internally within the development and along portions of 56th Street owned by the petitioner, and per a commitment agreed to by the petitioner a HAWK pedestrian crosswalk would be installed between their property and an existing multi-use path to the north (not shown on the most recent site plan, but will be installed concurrently). The full site plan and apartment renderings are within Exhibits below.

STAFF ANALYSIS

Comprehensive Plan Recommendations

The Comprehensive Plan Pattern Book for Marion County recommends the eastern parcel to the Suburban Neighborhood typology, and the northwestern parcel to the Rural or Estate Neighborhood typology (additional description within Comprehensive Plan Analysis below). The Suburban Neighborhood typology contemplates multifamily housing along arterial streets, with parking behind or interior to development, and with building scale commensurate with nearby improvements. Similarly, the Suburban Neighborhood typology contemplates large-scale places of worship if along arterials, with continuous pedestrian infrastructure between the site and any nearby residential development, if near transit, and if in harmony with the surrounding neighborhood. The Rural or Estate Neighborhood typology does not include attached housing as a recommended land use.

The proposed land use would not run significantly counter to the guidance of the Comprehensive Plan: 9.33 of the project's 10 acres are within a typology where the proposed land uses are contemplated, the portion with the least dense housing would be placed closest to existing single-family residences along

56th (with some landscape buffering to remain in place). Additionally, the project would be placed in close proximity to Eagle Creek Park (a substantial community resource justifying some additional density).

Pedestrian Connectivity

The petitioner has agreed to the installation of a High-Intensity Activated CrossWalK (HAWK) signal with accompanying painted crosswalk, connecting sidewalks, and ADA ramps. HAWK signals involve pedestrians pressing a 'walk' button which would then trigger traffic lights suspended over the road indicating that drivers should either prepare to stop or come to a complete stop to allow for safe crossing. A representative from the Department of Public Works has indicated that given the midblock location of this property, a HAWK signal would be the only safe option to provide direct connection from the subject site to the multi-use path to the north. The Exhibits below show in more detail how the HAWK signal would work for both drivers and motorists in practice as well as examples of HAWK signals in Indianapolis.

Rezoning Recommendation

Two explicitly enumerated purposes of D-P districts are 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" and 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". Staff would contend that the proposed project would create a substantial increase in pedestrian connectivity via installation of the HAWK signal and would also result in a greater diversity of housing types to utilize the large existing parking area. For these reasons, and due to the congruence with the residential recommendations of the Comprehensive Plan, staff recommends **approval** of the rezoning request, subject to the three (3) commitments listed on the first page of the staff report.

GENERAL INFORMATION

Existing Zoning	SU-1	
Existing Land Use	Religious Use	
Comprehensive Plan	Suburban Neighborhood / Rural or Estate Neighborhood	
Surrounding Context	**Zoning**	**Surrounding Context**
North:	PK-1	North: Park
South:	D-P	South: Residential / Undeveloped
East:	SU-1	East: Interstate
West:	D-A / D-P	West: Residential
Thoroughfare Plan		
56th Street	Primary Arterial	130-foot existing right-of-way and 102-foot proposed right-of-way
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	06/17/2026	
Site Plan (Amended)	09/01/2026	
Elevations	06/17/2026	
Elevations (Amended)	N/A	
Landscape Plan	09/01/2026	
Findings of Fact	06/17/2026	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	06/17/2026	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)

Pattern Book / Land Use Plan

- The Suburban Neighborhood typology is predominantly made up of single-family housing, but is interspersed with attached and multifamily housing where appropriate. This typology should be supported by a variety of neighborhood-serving businesses, institutions, and amenities. Natural Corridors and natural features such as stream corridors, wetlands, and woodlands should be treated as focal points or organizing systems for development. Streets should be well-connected and amenities should be treated as landmarks that enhance navigability of the development. This typology generally has a residential density of 1 to 5 dwelling units per acre, but a higher density is recommended if the development is within a quarter mile of frequent transit line, greenway, or park.
- The Rural or Estate Neighborhood typology applies to both rural or agricultural areas and historic, urban areas with estate-style homes on large lots. In both forms, this typology prioritizes the exceptional natural features – such as rolling hills, high quality woodlands, and wetlands – that make these areas unique. Development in this typology should work with the existing topography as much as possible. Typically, this typology has a residential density of less than one dwelling unit per acre unless housing is clustered to preserve open space.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.

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

- The property is located to the south of existing multi-use path on the northern section of 56th Street, which connects to the Eagle Creek Greenway further to the west.

ZONING HISTORY

ZONING HISTORY – SITE

2009ZON073, Rezoning of one acre, from the D-A District, to the SU-1 classification to provide for religious uses, specifically multi-family dwellings for senior citizens, **approved.**

98-Z-27, rezone 9.33 acres from D-A to SU-1, **approved.**

ZONING HISTORY – VICINITY

2014MOD021 ; 5550 Lafayette Road (east of site), Modification of Commitments related to 97-Z-13, 2006-APP-169 and 2008-APP-027 to terminate Commitment Two of 2006-APP-169 to permit the removal of the quick kurb “access control” delineators at the site entrance and the opening of the “right turn in lane” from 56th Street, and to terminate Commitment One of Petition 97-ZON-213, as modified by 2008-APP-027, in order to allow for additional ground signs and wall signage on facades other than the front façade of the building, per plans filed, **withdrawn.**

2007VAR858 ; 5550 Lafayette Road (east of site), Variance of Development Standards of the Commercial Zoning Ordinance to provide for a 300-square foot outdoor seating area (not permitted), **approved.**

2003VAR813 ; 5510 Lafayette Road (east of site), Variance of Development Standards of the Commercial Zoning Ordinance to provide for a coffee shop with outdoor seating (not permitted), **denied.**

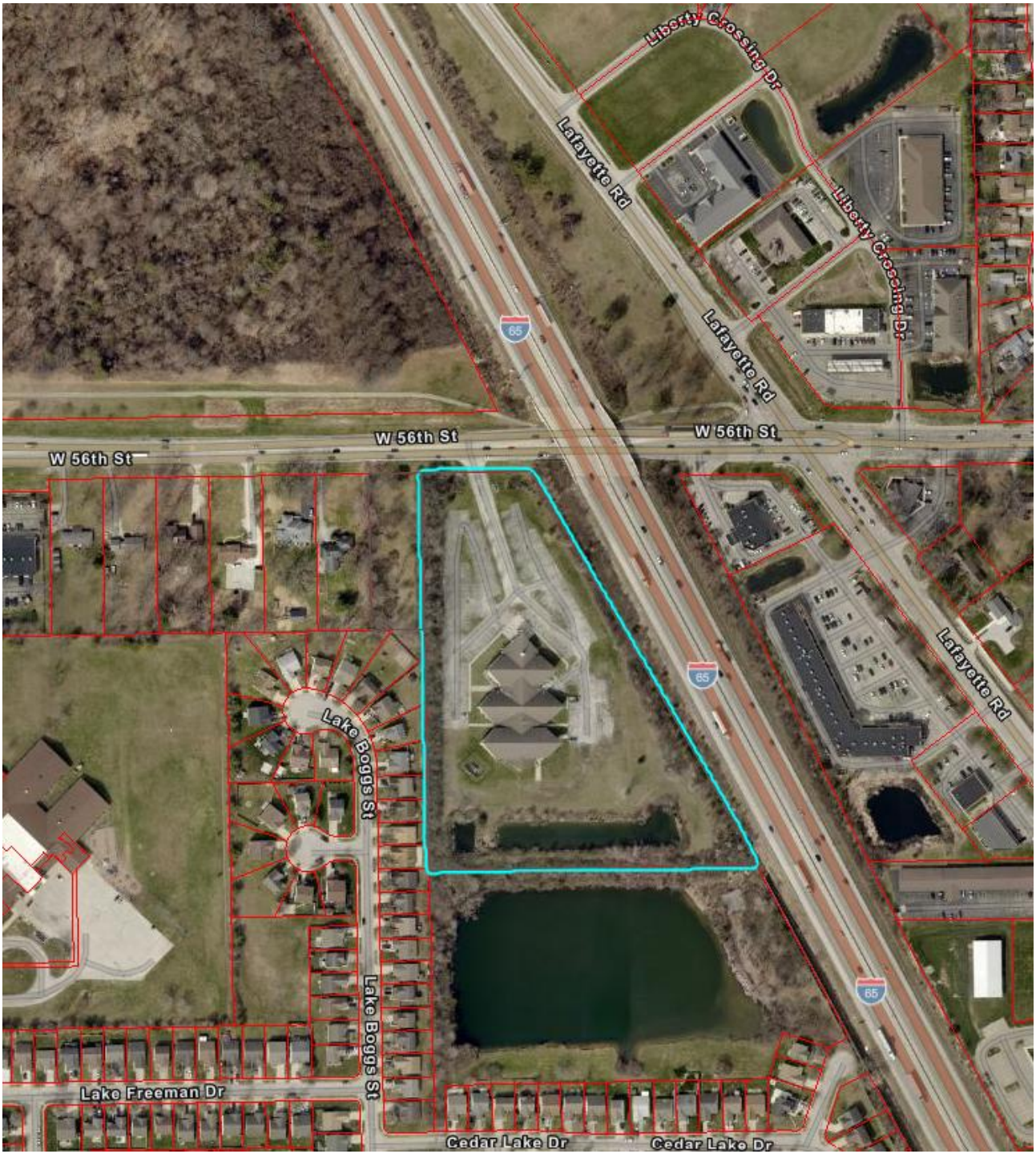
97-Z-213 ; 5510 Lafayette Road (east of site), rezoning of 7.05 acres, being in the D-A district, to the C-3 classification to provide for neighborhood commercial uses excluding the following uses: outdoor advertising signs, tattoo parlors, oil lubrication shops, pawn shops, automobile repair, gambling/bingo facilities, motorcycle shops, and video arcades, **approved.**

97-CP-43Z ; 5345 North High School Road (west of site), Rezone 52.48 acres from D-A and SU-43 to D-P to provide for a single-family residential development, consisting of 201 lots, **approved.**

96-CP-23Z ; 5950 West 52nd Street (south of site), Rezone 40 acres from D-A and SU-43 to D-P to provide for 159 single-family residential lots, **approved.**

EXHIBITS

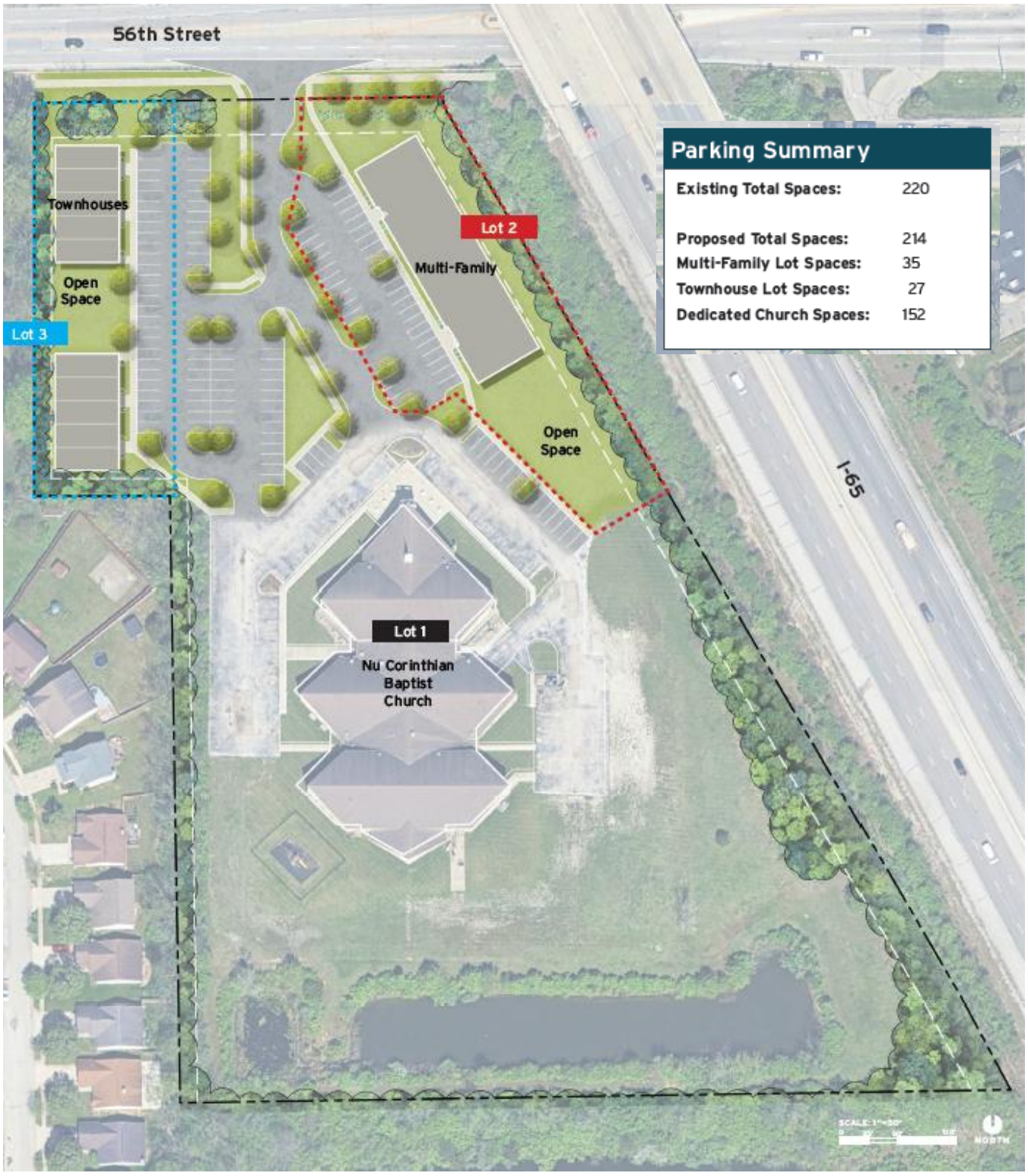
2026-CZN-841 / 2026-CVR-841 ; Aerial Map



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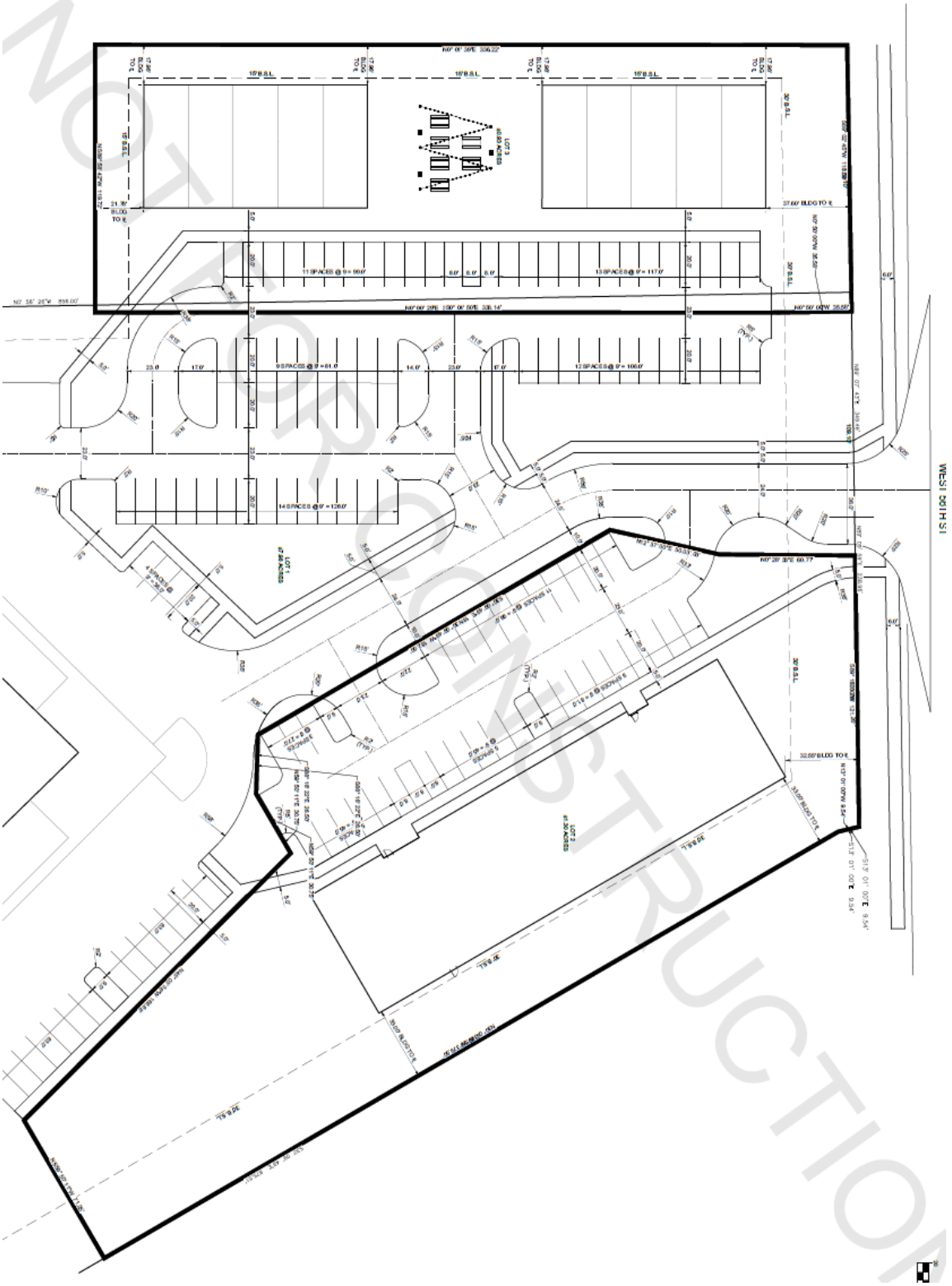
2026-CZN-841 / 2026-CVR-841 ; Site Layout



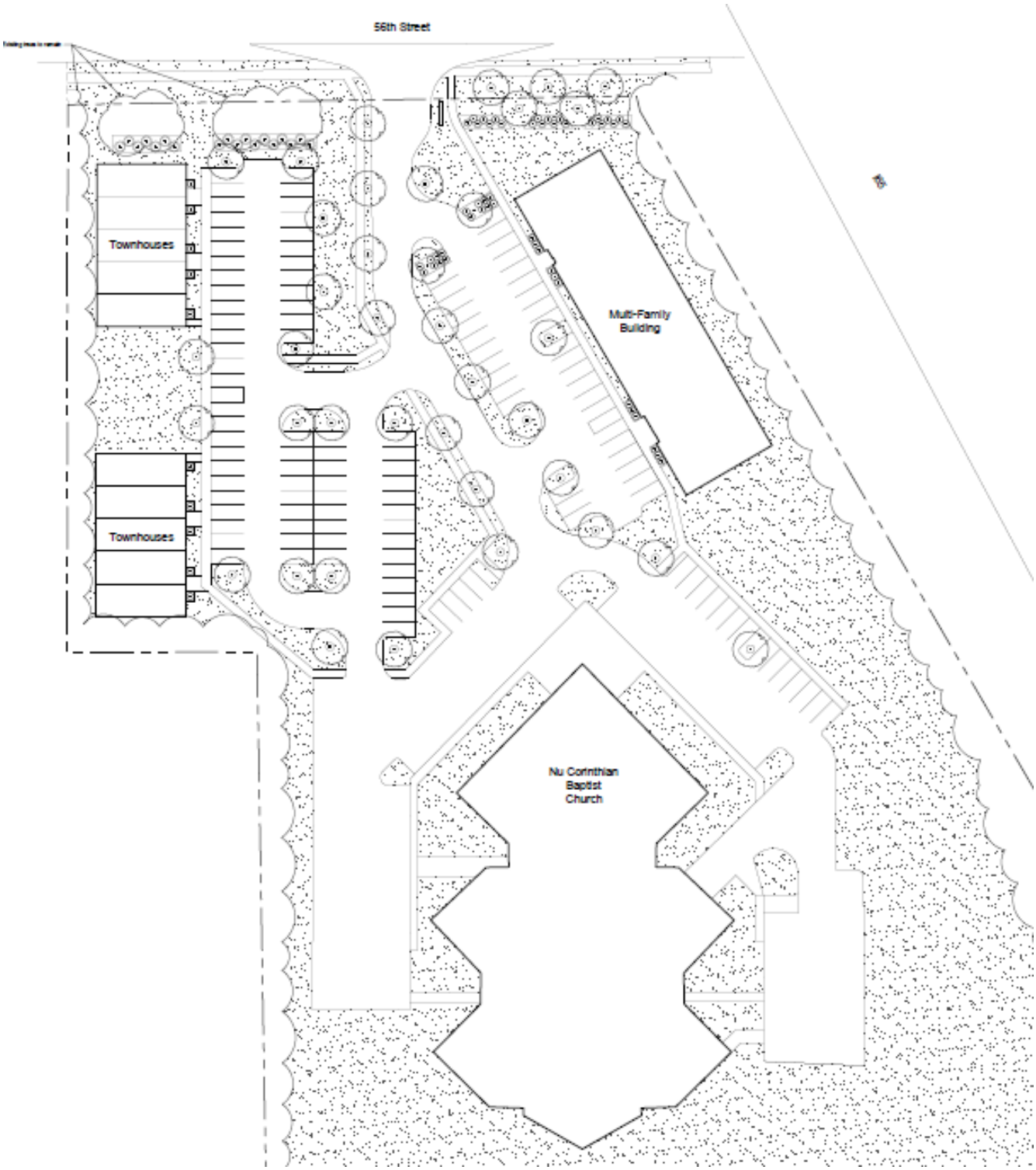
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2026-CZN-841 / 2026-CVR-841 ; Site Plan (Detail)



2026-CZN-841 / 2026-CVR-841 ; Landscape Plan



2026-CZN-841 / 2026-CVR-841 ; D-P Statement (1 of 2)

DEVELOPMENT STATEMENT

5936 W. 56TH STREET

I. PROJECT DESCRIPTION

Rebuilding the Village is proposed to be a multi-phase affordable housing community located on the 9.34 acre church-owned campus at 5935 W. 56th Street, near Eagle Creek Park (the "Development"). The campus is situated along the Eagle Creek Trail with easy access to I-65, local services, and green space — an ideal setting for seniors to live with dignity and connection to the broader community.

The Development will be developed in substantial conformity with the conceptual site plan attached hereto as **Exhibit A**. The two- phase redevelopment will include as Phase 1 of the project, construction of 34 affordable senior apartments, with 20% of the units designated as supportive housing for seniors experiencing homelessness. Phase 2 of the project envisions 10 additional townhome or duplex units to expand housing opportunities on the campus.

II. PERMITTED USES

Lot 1 (The Church Parcel) – Religious Uses

Lot 2 (The Multifamily Parcel) – Multifamily

Lot 3 – (The Townhome/Duplex Parcel) - Townhomes

III. DEVELOPMENT STANDARDS

a. The Church Parcel. Development standards from the C-1 zoning classification of the City of Indianapolis Zoning Ordinance (the "Ordinance") shall apply to the Church Parcel, except as otherwise stated herein.

b. The Multifamily Parcel. The Medium Apartment Residential Building Type Standards from Table 742.103.03, and, otherwise, the D-8 development standards of the Ordinance shall apply to the Multifamily Parcel, except as otherwise stated herein. No more than 34 units shall be permitted.

c. The Townhome/Duplex Parcel. The Row House-Small Lot Residential Building Type Standards from Table 742.103.03, and, otherwise, the D-8 development standards of the Ordinance shall apply to the Townhome Parcel, except as otherwise stated herein. No more than 10 units shall be permitted.

IV. Access, Common Areas, and Amenities

2026-CZN-841 / 2026-CVR-841 ; D-P Statement (2 of 2)

Access to the Development shall be via a shared drive at the existing church access drive as shown on the conceptual site plan. Common areas and amenities shall be accessible to church members, tenants, owners, and their guests. Development amenities shall include, but not be limited to, a resident lounge, fitness room, leasing and management office, mail room, landscaped open space, pedestrian walkways, outdoor gathering areas, and campus connectivity.

V. Parking

A total of no less than 214 parking spaces shall be available for the shared use of church members, tenants, owners, and their guests. A breakdown of the parking spaces on each lot is as follows:

Church Parcel – 152 spaces

Multifamily Parcel – 35 spaces

Townhome/Duplex Parcel – 27 spaces (in addition to attached 2 car garages)

VI. Landscaping

Landscaping shall adhere to Ordinance requirements, including the Green Factor Calculation. A landscaping plan shall be submitted for administrator's review and approval prior to the issuance of an Improvement Location Permit for the Multifamily Parcel and the Townhome Parcel.

VII. Signage

All project and building identification signage shall be submitted for administrator's approval prior to the issuance of an Improvement Location Permit for the Multifamily Parcel and the Townhome Parcel.

VII. Sidewalks and Connectivity

Pedestrian walkways and sidewalks shall be constructed within the Development and along public rights-of-way as depicted on the approved site plan.

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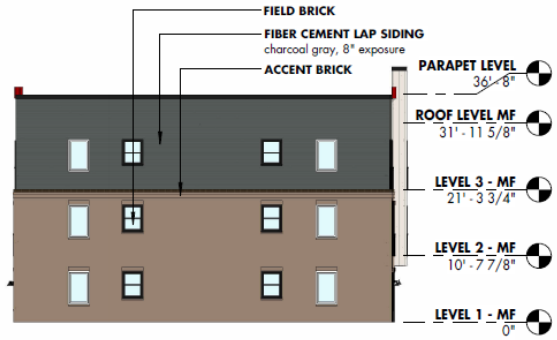
2026-CZN-841 / 2026-CVR-841 ; Apartment Elevations



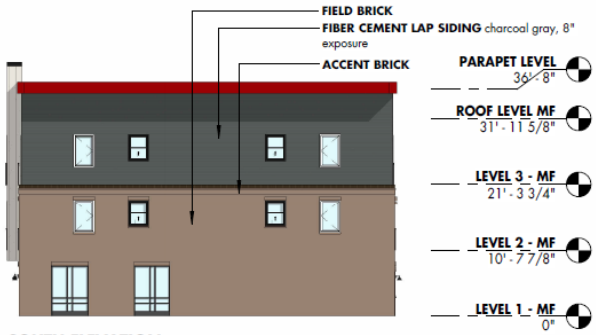
EAST ELEVATION
1/16" = 1'-0"



WEST ELEVATION
1/16" = 1'-0"



NORTH ELEVATION
1/16" = 1'-0"



SOUTH ELEVATION
1/16" = 1'-0"

2026-CZN-841 / 2026-CVR-841 ; Apartment Exterior Renderings

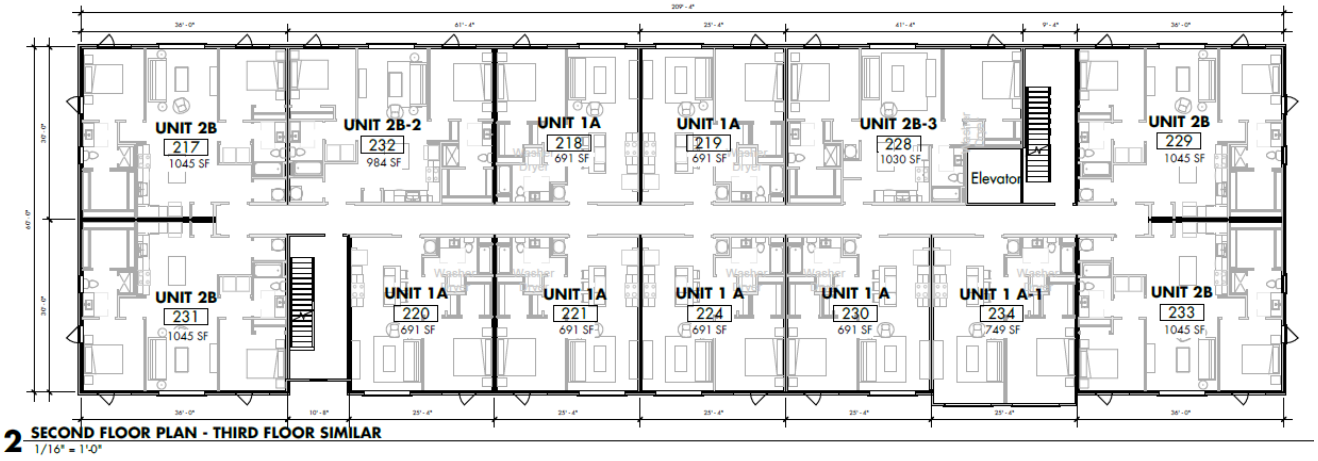




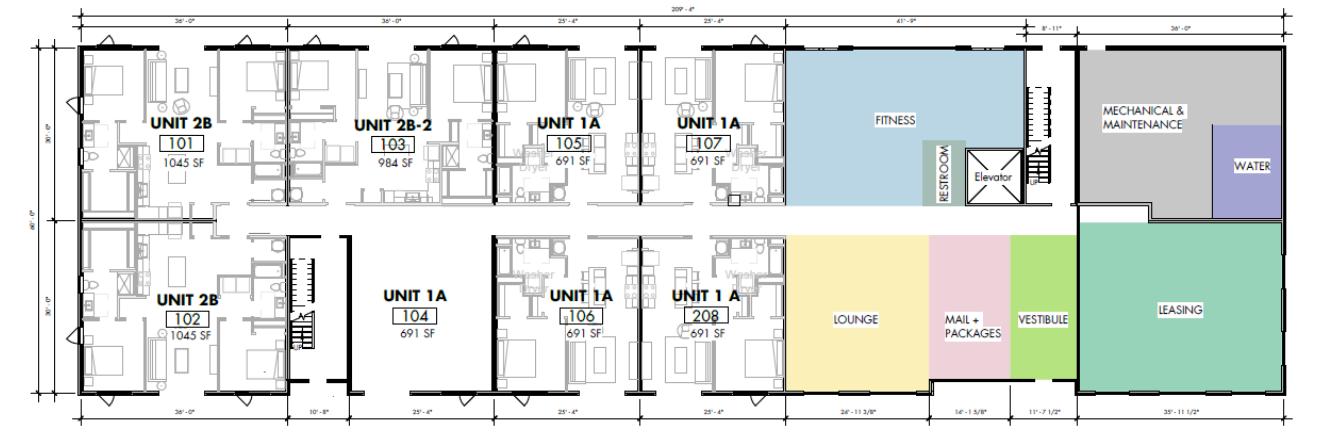
DMD INDY
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2026-CZN-841 / 2026-CVR-841 ; Apartment Floorplans



2 SECOND FLOOR PLAN - THIRD FLOOR SIMILAR
1/16" = 1'-0"



1 FIRST FLOOR PLAN
1/16" = 1'-0"

2026-CZN-841 / 2026-CVR-841 ; Findings of Fact

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

based upon the shared parking arrangement sufficient onsite parking for each of the proposed uses is provided.

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:

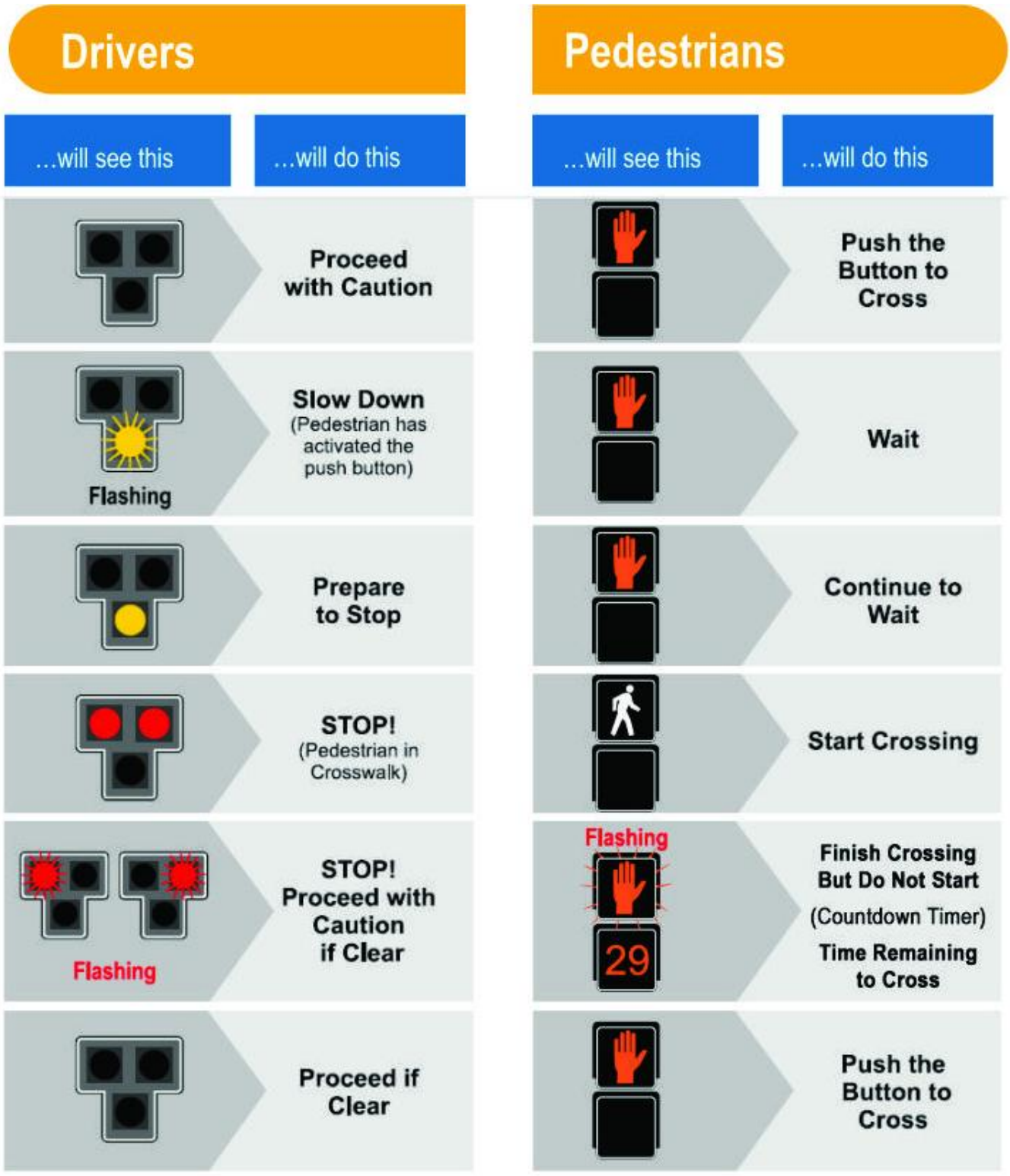
the site is isolated from other uses, no on-street parking is available, and, based upon the shared parking arrangement sufficient onsite parking for each of the proposed uses is provided.

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

because the site provides sufficient parking for each of the proposed uses, including religious uses, and the parking requirements for the residential use do not take into account that 20% of the units will be set aside for senior housing where anticipated automobile usage is reduced.

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2026-CZN-841 / 2026-CVR-841 ; HAWK Signal Functionality (Source: Michigan DOT)



2026-CZN-841 / 2026-CVR-841 ; Local HAWK Examples



East Washington Street near Willard Park (August 2025)



Michigan Street near IU Indianapolis Campus (September 2024)

2026-CZN-841 / 2026-CVR-841 ; Photographs



Photo 1: Subject Site Viewed from North



Photo 2: Existing Church Viewed from North

2026-CZN-841 / 2026-CVR-841 ; Photographs (continued)



Photo 3: Existing Parking Area Viewed from North



Photo 4: Proposed Apartment Area Viewed from North

2026-CZN-841 / 2026-CVR-841 ; Photographs (continued)



Photo 5: Proposed Townhome Parcel Viewed from East



Photo 6: 56th Frontage to West of Access Driveway

2026-CZN-841 / 2026-CVR-841 ; Photographs (continued)



Photo 7: 56th Frontage to East of Access Driveway



Photo 8: Adjacent Property and Multi-Use Path to North (September 2022)

2026-CZN-841 / 2026-CVR-841 ; Photographs (continued)



Photo 9: Southern Portion of 56th Street Between Subject Site and Lafayette Road (July 2024)



Photo 10: Northern Portion of 56th Street Between Subject Site and Lafayette Road