



# Metropolitan Development Commission (June 18, 2025) Meeting Notice

## Meeting Details

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

**Date:** Wednesday, June 18, 2025

**Time:** 1:00 PM

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

## Business:

**Adoption of Meeting Minutes:** June 4, 2025

**Special Requests**

## Policy Resolutions:

### REAL ESTATE:

**1. 2025-R-025**

Authorizes DMD to enter into an agreement for development of the property at 3060 N. Meridian Street in accordance with the disposition process.

### ECONOMIC DEVELOPMENT / INCENTIVES:

**2. 2025-A-020 (For Public Hearing)**

Final Economic Revitalization Area Resolution for George's Concrete Pumping Services Inc., located at 1549 Churchman Ave., Council District #19, Center Township. (Recommend approval of six (6) years real property tax abatement.)

**3. 2025-A-022 (For Public Hearing)**

Final Economic Revitalization Area Resolution for Holladay Property Services Midwest, Inc., located at 55 Monument Circle, Council District #12, Center Township. (Recommend approval of ten (10) years real property tax abatement.)

**4. 2025-A-023 (For Public Hearing)**

Final Economic Revitalization Area Resolution for Kimball Electronics Indianapolis Inc., located at 1220 S. Post Road, Council District #20, Warren Township. (Recommend approval of six (6) years personal property tax abatement.)

**5. 2025-E-013**

Authorizes an amendment to the agreement #19372 approved by Fiscal Ordinance No. 5, 2023, Proposal No. 98, 2023 for Lafayette Square Area Coalition, Inc., d/b/a International Marketplace Coalition, located at 4233 Lafayette Road, Council District #5, Pike Township.

**6. 2025-E-016**

Authorizes expenditures of unobligated funds in the Airport TIF for local public improvements, including to Girls School Road and West Washington Street.

**7. 2025-E-017**

Authorizes expenditures of unobligated funds in the United Northwest Area TIF for local public improvements, including to 29th Street and 30th Street from one-way to two-way roads.

**8. 2025-E-018**

Authorizes expenditures of unobligated funds in the Harding Street TIF for local public improvements, including to connect the new Innovator Way Bridge over the White River to the existing portion of West Henry Street.

**9. 2025-E-019**

Authorizes expenditures of unobligated funds in the Airport TIF to fund an interlocal agreement with MSD Wayne Township schools for a technical training program through 2027.

**BOND BANK:**

**10. 2025-BB-001**

Authorizes the expenditure of unobligated funds on deposit in the respective Allocation Funds in the total estimated amount of \$3,321.00 but not to exceed \$3,500.00, to reimburse the Bond Bank for prior expenditures incurred by the Bond Bank, acting for and on behalf of the City, for certain costs and expenses described in Exhibit A (collectively, the "Prior Projects") that are related to local public improvements which are physically located in or physically connected to the respective Allocation Areas, pursuant to Section 26(b)(3)(G) of the Redevelopment Act.

**Zoning Petitions:**

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

**11. 2025-ZON-019 | 1404 Prospect Street**

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

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

**12. 2025-ZON-032 | 2947 North Sherman Drive**

Center Township, Council District #8  
Parajmit Singh, by Thomas L. Pottschmidt

Rezoning of 1.145 acres from the D-5 district to the C-3 district to provide for commercial uses.

**13. 2025-ZON-045 | 6434 North College Avenue**

Washington Township, Council District #2  
BR Rentals, LLC, by Misha Rabinowitch

Rezoning of 0.72-acre from the C-1 (FF) (TOD) district to the C-3 (FF) (TOD) district to provide for neighborhood commercial uses.

**14. 2025-CZN-811 (Amended) | 1708 East 10th Street and 1017 Windsor Street**

Center Township, Council District #13  
RG Holdings, LLC, and Jackson Control Properties, by David Kingen and Emily Duncan

Rezoning of 0.67-acre from the D-8 and C-3 districts to the MU-2 district for a mixed-use development.

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



**15. 2024-ZON-125 (Amended) | 4460 and 4498 North Keystone Avenue**

Washington Township, Council District #8  
Mark and Kim Crouch

Rezoning of 0.42-acre from the D-5 (W-1) and C-3 (W-1) districts to the C-5 (W-1) district to provide for commercial uses.

## Petitions for Public Hearing

### PETITIONS FOR PUBLIC HEARING:

**16. MODIFICATION PETITION RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, APPEAL FILED BY THE PETITIONER:**

**2025-MOD-004 (Amended) | 9100 and 9402 East 21st Street**

Warren Township, Council District #14

C-1 and C-4

VAF Lawrence, LLC, by Jamilah Mintze

Modification of Commitments related to 99-Z-39 to terminate all commitments, which related to: 1. the requirement of a boulevard entrance to be developed from 21st Street and taper into a single roadway approximately 100 feet north of the right-of-way of 21st Street, 2. the requirement of a landscape plan to be submitted for approval by the Administrator and to the Far Eastside Neighborhood Association, 3. the prohibition of pole signs, off-site advertising signs, and wireless communication facilities, 4. that requirement that office buildings shall appear to be residential and no taller than two stories in height, 5. that the owner shall use best efforts to reduce light pollution onto adjacent properties, and 6. that 75% of the structures shall feature brick exteriors or exterior finish insulation system and no vinyl exterior shall be used as the primary exterior material.

**17. COMPANION PETITIONS DENIED BY HEARING EXAMINER, APPEAL FILED BY PETITIONER:**

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

Center Township, Council District #13

D-8 (FF) (FW)

Tyler and Natalie Sadek, by Paul J. Lambie

**2024-CVR-855A**

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

**2024-CVR-855B**

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

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

**2025-CPL-805 (Amended) / 2025-CPL-805D / 2025-CVR-805C | 7515 Camby Road**

Decatur Township, Council District #21

D-3 (FF)

Abigail Wojciechowski, by David Gilman

**2025-CPL-805 (Amended)**

Approval of a Subdivision Plat to be known as Speer's Camby Retreat, dividing 6.686 acres into three lots.

**2025-CPL-805D**

Waiver of the Subdivision Regulations Chapter 741-306 sidewalk requirement along Camby Road (sidewalks required).

**2025-CVR-805C**

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for future construction of a freestanding building, without the required installation of sidewalks (required).

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

**2025-ZON-037 | 2226 Carrollton Avenue**

Center Township, Council District #8

Carrollton Commons, LLC, by Misha Rabinowitch

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

**\*\*Petitioner request for continuance for cause to July 2, 2025**

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

**2025-ZON-044 | 6130 Michigan Road**

Washington Township, Council District #2

Volunteers of America, Ohio, and Indiana, by Brian J. Tuohy

Rezoning of 4.44 acres from the D-2 district to the D-P district for a residential recovery program for women and children, with five modular structures for residential, office space, community space, and supportive services, including medical care, parenting skills development, life skills training, financial literacy training, and employment and workforce development services.

**Additional Business:**

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

Real Estate- Disposition- 6/18/25  
The Drake - 3060 N. Meridian Street

**METROPOLITAN DEVELOPMENT COMMISSION  
OF  
MARION COUNTY, INDIANA  
Resolution No. 2025-R-025**

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

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

WHEREAS, the DMD acquired a property known as The Drake at 3060 N. Meridian Street, Parcel # 1083614 ("Property") located in the Redevelopment District; and

WHEREAS, pursuant to IC 36-7-15.1-15, the MDC publicly offered and published notice on August 25<sup>th</sup>, 2023 of the Property for sale for redevelopment by a Request for Proposals (RFP), #13DMD-2023-6 with bidder responses due on October 25<sup>th</sup>, 2023 and offers to be opened on November 1<sup>st</sup>, 2023 and five (5) offers were received with ALK Development, LLC ("ALK") selected as the developer; and

WHEREAS, ALK has requested, and DMD would like to enter into an agreement or option to purchase agreement to facilitate Developer's application for tax credits to provide resources to carry out development on the Property ("Agreement").

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

1. The Metropolitan Development Commission does hereby authorize the DMD to accept the proposal from ALK Development, LLC and to enter into an Agreement to allow transfer of the Property to ALK Development, LLC for redevelopment.
2. The DMD Director is hereby authorized to execute the necessary documents related to redevelopment of the Property in accordance with this Resolution and all actions heretofore taken by any such official toward the completion thereof are hereby ratified, confirmed, and approved, for the conveyance and redevelopment of said Property in accordance with this Resolution.

Approved as to Adequacy & Legal Form

*Sheila Kinney*

Sheila Kinney, Asst. Corp Counsel

Date: 6/11/2025

Metropolitan Development Commission

John J. Dillon III, President

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

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

**RESOLUTION NO. 2025-A-020**

**REAL PROPERTY TAX ABATEMENT**

**Georges Concrete Pumping Services Inc.  
1549 Churchman Ave.**

**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, annual abatement schedule and deduction limit 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** 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, **June 4, 2025**, 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. 2025-A-019**, preliminarily designating the Subject Real Estate as an Economic Revitalization Area for an abatement period of up to six (6) years ("Preliminary Resolution"); and it fixed 1:00 p.m. on Wednesday, **June 18, 2025**, 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; 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 amends, confirms, 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 (ERA) designation terminates two (2) years after the date a final resolution is adopted; however, relative to redevelopment or rehabilitation completed before the end of the ERA period, 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 not less than five (5) years.
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. 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 in the ERA, to those respective tax savings attributable to the development of a building not greater than **20,000** square feet of leasable area.

5. The Commission has determined that the Project can be reasonably 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, Workforce Support Commitments 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 at least eight (8) years. The dates of the initial eight (8) surveys shall be on or about the following dates: **2027, 2028, 2029, 2030, 2031, 2032, 2033, and 2034.**
8. The Subject Real Estate and Project area are approved for an abatement period of **six (6) years.**
9. The real property tax abatement shall utilize the following abatement schedule:

#### **REAL PROPERTY TAX ABATEMENT SCHEDULE**

YEAR OF DEDUCTION	PERCENTAGE
1 <sup>st</sup>	100%
2 <sup>nd</sup>	85%
3 <sup>rd</sup>	66%
4 <sup>th</sup>	50%
5 <sup>th</sup>	34%
6 <sup>th</sup>	17%

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 11<sup>th</sup> day  
of June 2025.

Sheila Kinney  
\_\_\_\_\_  
Sheila Kinney,  
Assistant Corporation Counsel

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

Area Surrounding Subject Real Estate: The site is located in Center Township just East of Churchman, North of Bethel Ave., and West of Keystone.

Current Zoning:..... C-3

Qualified New Jobs Created: ..... 49

Qualified Jobs Retained: ..... 48

Estimated Cost of proposed project: \$5,600,000.00

**STAFF ANALYSIS**

George's Concrete a family-owned business, that began with owners George Knapp and Renee Fogleman has been a cornerstone of the Churchman Avenue community in Indianapolis Indiana and was started in 1994. Over the next few years, they expanded their fleet from two pumps to seven, allowing the company to take on more complex projects, such as highways, bridges, and large residential developments. Services currently include concrete pumping, footings, slabs, bridges, and water towers for residential, commercial, and agricultural projects.

In 2000, George's Concrete built its current company headquarters, featuring a modern office and a shop large enough to house half of its fleet. This facility enabled the company to service its pumps indoors, protecting them from weather damage and ensuring better operational efficiency. In 2013, the business took a significant step by partnering with Custom Concrete, a move that strengthened its financial standing and reinforced its position in the industry.

George's Concrete proposes to invest \$5,600,000.00 in real property to expand its current headquarters at 1541 Churchman Ave. The planned improvements include an additional 3,000 square feet of office space and a break room, a 3,000 square-foot parts station and storage area, eight new pump service bays, one dedicated wash bay, two 15-ton bridge cranes, an OSHA-approved concrete pit, a dedicated fluids station, and a recessed unloading dock. These enhancements will significantly increase operational capacity and efficiency. This project will create 49 new jobs with an average salary of \$22.00/hr. while retaining 48 jobs with an average salary of \$ .00/hr. The company will donate 5% of its tax savings towards workforce development thru Indy Achieves Completion Grant.

The petitioner is requesting the 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 six (6) years real property tax abatement.



**TOTALITY OF BENEFITS**

<b><u>PETITIONER:</u></b>	Georges Concrete Pumping Services, Inc.
<b><u>INVESTMENT:</u></b>	Staff estimates that the proposed investment of \$5,600,000.00 should result in an increase to the tax base of approximately \$4,200,000.00 of assessed value. Staff estimates that over the initial six (6) year real property tax abatement period the petitioner will realize savings of approximately \$410,078.59 (a 57.5% savings). During the abatement period, the petitioner is expected to pay an estimated \$303,298.39 in real property taxes relative to the new investment. This is in addition to the current taxes being paid on the undeveloped property in the approximate amount of \$88,100.00 annually (2025 taxes). After the tax abatement expires, the petitioner can be expected to pay an estimated \$118,896.16 in real property taxes annually on the new improvements, in addition to the annual taxes attributable to the current value of the land.
<b><u>EMPLOYMENT:</u></b>	The petitioner estimates that this project will retain forty-eight (48) positions at a minimum wage of \$22.00/hr. and create a minimum of forty-nine (49) new positions at a minimum wage of \$22.00/hr. Staff finds these figures to be reasonable for a project of this nature.
<b><u>OTHER BENEFITS:</u></b>	Staff believes this project is significant for 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.
<b><u>STAFF COMMENT:</u></b>	Staff believes the "Totality of Benefits" arising from the project are sufficient to justify the granting of the tax abatement.

## **PROJECT SUMMARY**

**Applicant:** George's Concrete Pumping Services, Inc.

**Subject Real Estate:** 1549 Churchman Ave.

**Center Township Parcel Numbers:** 1101522

**Project Description:**

George's Concrete Pumping Services, Inc. has been a cornerstone of the Churchman Avenue community in Indianapolis Indiana. A family-owned business, that began with owners George Knapp and Renee Fogleman which was launched in 1994. The company provides services and specializes in commercial, industrial, and agricultural concrete pumping services. The company specializes in concrete pumping services, line dragons, concrete labor, line pumps, line systems, and boom pumps. Our services include concrete pumping, footings, slabs, bridges, and water towers for residential, commercial, and agricultural projects.

George's Concrete Pumping Services Inc. proposes to invest \$5,600,000.00 in real property to expand its current headquarters at 1541 Churchman Ave. The planned improvements include an additional 3,000 square feet of office space and a break room, a 3,000 square-foot parts station and storage area, eight new pump service bays, one dedicated wash bay, two 15-ton bridge cranes, an OSHA-approved concrete pit, a dedicated fluids station, and a recessed unloading dock. These enhancements will significantly increase operational capacity and efficiency. This project will create 49 new jobs with an average salary of \$22.00/hr. while retaining 48 jobs with an average salary of \$22.00. The company will donate 5% of its tax savings towards training which may include an Indy Achieves Completion Grant or Youth Apprenticeship program.

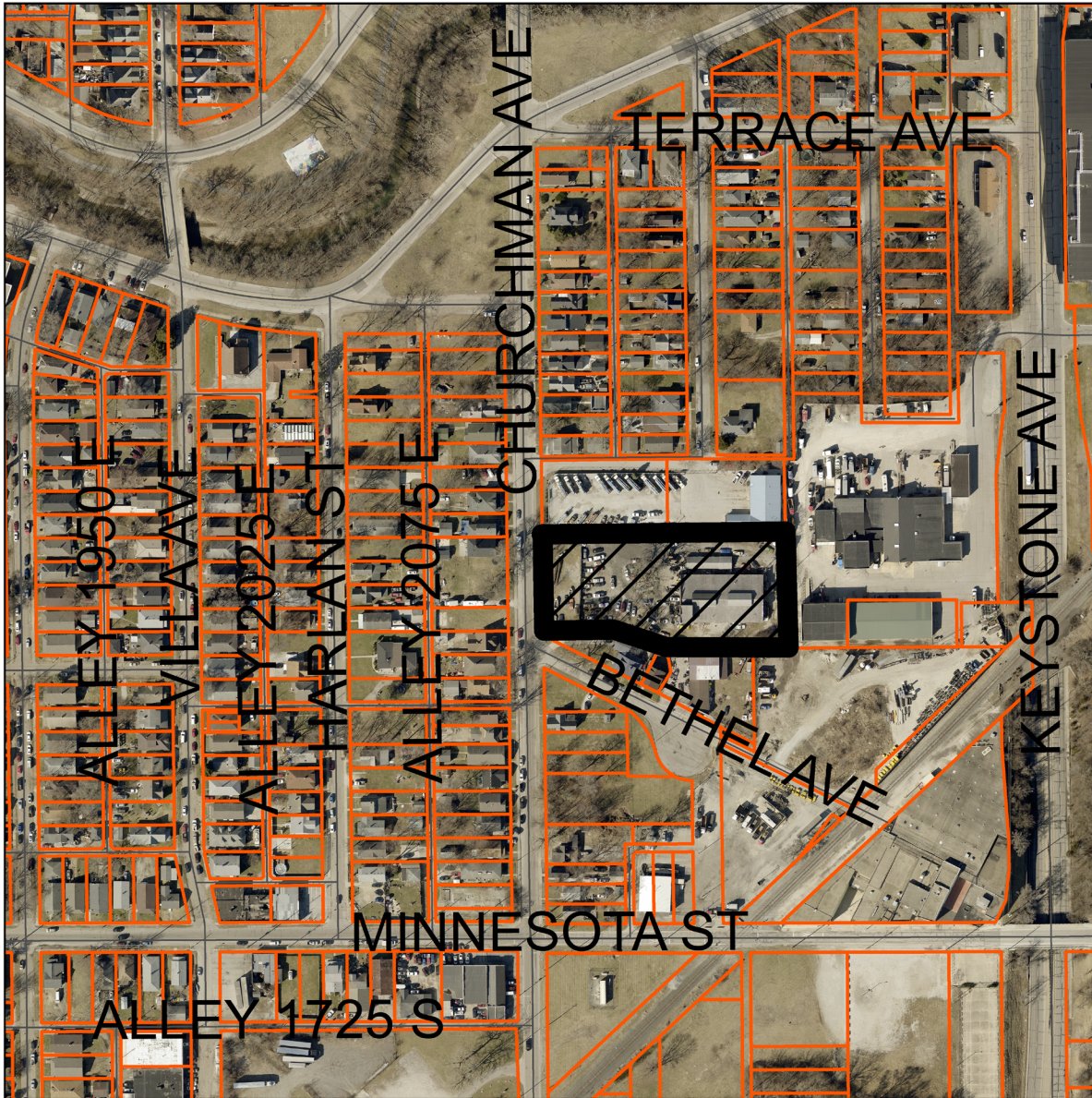
**New Jobs Created:** 49 at \$22.00/hr.

**Jobs Retained:** 48 at \$22.00/hr.

**Estimated Cost of Project:** \$5,600,000.00

**RECOMMENDATION:** Staff recommends approval of six (6) years real property tax abatement.

George's Concrete Pumping Services, Inc.  
1549 Churchman Avenue



**Legend**

-  Parcels
-  Project Site



0 150 300 600 Feet

Produced by: DMD - BATTLE 10/8/2024



**METROPOLITAN DEVELOPMENT COMMISSION OF**

**MARION COUNTY, INDIANA**

**FINAL ECONOMIC REVITALIZATION AREA RESOLUTION**

**RESOLUTION NO. 2025-A-022**

**REAL PROPERTY TAX ABATEMENT**

**Holladay Property Services Midwest, Inc.  
55 Monument Circle a/k/a 5 E Market Street & 49 Monument Circle**

**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, and to limit the dollar amount of the deduction that will be allowed with respect to a project, by following a procedure involving adoption of a preliminary resolution, provision of public notice, conducting of a public hearing, and adoption of a resolution confirming the preliminary resolution or a modified version of the preliminary resolution; and

**WHEREAS,** the Commission has established in Resolution No. 01-A-041, 2001, certain standards and procedures for the designation of Economic Revitalization Areas for the partial abatement of property taxes attributable to 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, **June 4, 2025**, 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. 2025-A-021**, preliminarily designating the Subject Real Estate as an Economic Revitalization Area for an abatement period of up to ten (10) years

(“Preliminary Resolution”); and it fixed 1:00 p.m. on Wednesday, **June 18, 2025**, 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; 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 Factual Assertions 1 through 6 stated on the attachment to the Preliminary Resolution were considered by the Commission.

**NOW, THEREFORE, IT IS RESOLVED:**

1. The Commission now confirms, adopts, amends, 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 three (3) years after the date a final resolution is adopted (hereinafter the “ERA”) designation terminates **December 31, 2028**; however, relative to redevelopment or rehabilitation completed before the end of the ERA (3) year period, 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. 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. 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 in the ERA, to those respective tax savings attributable to the redevelopment of the Subject Real Estate, as described in this Resolution and as depicted in the Site Plan and Conceptual Elevations attached hereto.
5. The Commission has determined that the Project can be reasonably 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, Workforce Support Commitments 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 agreement to this Resolution annually for at least ten (10) years. The dates of the initial twelve (12) surveys shall be on or about the following dates: 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, and 2039.
8. The Subject Real Estate and Project area are approved for an abatement period of **ten (10) years**.
9. The real property tax abatement shall utilize the following abatement schedule:

**REAL PROPERTY TAX ABATEMENT**

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

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

*[Reminder left intentionally blank; Signatures to follow]*



METROPOLITAN DEVELOPMENT COMMISSION

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

\_\_\_\_\_  
Date

Approved as to Legal Form  
and Adequacy this 10th day  
of June 2025.

Sheila Kinney  
Sheila Kinney,  
Assistant Corporation Counsel

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

Area Surrounding Subject Real Estate: The site is located on the Southeast corner of Market Street on Monument Circle.

Current Zoning:.....CBD-1

New Jobs Created: .....45 full-time positions at \$20.00/hr.

Jobs Retained: .....None.

Estimated Cost of proposed project: \$40,000,000.00

**STAFF ANALYSIS**

Holladay Properties, founded in 1952 in South Bend, Indiana, began as a small development firm and has grown into a full-scale, fully integrated real estate company. Known for its expertise in land development, design/build services, and property management, Holladay has become a prominent player in the Midwest real estate market, with a particularly strong presence in Indianapolis. Over the years, the company has delivered a wide range of projects—from commercial and industrial developments to residential communities—leaving a lasting impact on the regional landscape.

Among its most recent initiatives is a \$21.4 million investment to convert the former Angi office building, a 236,288-square-foot property located at 130 East Washington Street, into a modern residential development. This project reflects Holladay’s ongoing commitment to urban revitalization and adaptive reuse in downtown Indianapolis.

In another major effort, Holladay Property Services Midwest, Inc. is leading a \$40 million redevelopment of the historic Circle Tower Building in the heart of downtown. This project will transform the existing office space into a 175-room AC by Marriott hotel, while preserving the building’s distinctive architectural features. The redevelopment plan keeps floors one through three, along with all existing tenants, unchanged to maintain the street-level activity currently in place. Floors four through fourteen will be converted into contemporary hotel accommodations, with a jump lobby and rooftop terrace on the eleventh floor offering elevated guest experiences and panoramic views of the city.

This transformation is expected to create 45 full-time jobs, each offering a minimum wage of \$20.00 per hour, supporting growth in Indianapolis’s hospitality sector and expanding local employment opportunities. In support of the city’s inclusivity goals, Holladay will also contribute a \$50,000 donation to the Monument Circle Public Space Activation Initiative annually for the term of the abatement.

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

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

**TOTALITY OF BENEFITS**

<b><u>PETITIONER:</u></b>	Holladay Property Services Midwest, Inc.
<b><u>INVESTMENT:</u></b>	Staff estimates that the proposed investment of \$40,000,000.00 should result in an increase to the tax base of approximately \$41,508,600.00 of assessed value. Staff estimates that over the ten (10) year real property tax abatement period the petitioner will realize savings of \$6,825,210.00 (an 83.5% savings). During the abatement period, the petitioner is expected to pay an estimated \$223,345.15 in real property taxes on the project. This is in addition to the current taxes being paid on the property in the amount of \$4,738,255.79 annually (pay 2025 taxes). After the tax abatement expires, the petitioner can be expected to pay an estimated \$1,156,346.58 in real property taxes annually on the new improvements, in addition to the annual taxes attributable to the current value of the property.
<b><u>EMPLOYMENT:</u></b>	The petitioner estimates that this project will create at least forty-five (45) positions at a minimum wage of \$20.00 per hour. Staff finds these figures to be reasonable for a project of this nature.
<b><u>OTHER BENEFITS:</u></b>	Staff believes this project is significant for 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.
<b><u>STAFF COMMENT:</u></b>	Staff believes the "Totality of Benefits" arising from the project are sufficient to justify the granting of the tax abatement.

## **PROJECT SUMMARY**

### **FACTUAL INFORMATION**

<u>Applicant:</u>	Holladay Property Services Midwest, Inc.
<u>Subject Real Estate:</u>	55 Monument Circle a/k/a 5 E Market Street & 49 Monument Circle
<u>Center Township Parcel Number:</u>	1020240 and 1088934

### **PROJECT DESCRIPTION**

Holladay Property Services Midwest, Inc. is investing \$40 million in the conversion and redevelopment of the historic Circle Tower Building in downtown Indianapolis. The project will transform the existing office space into a 175-room AC by Marriott hotel, preserving the building's architectural character while bringing new vitality to the area.

Floors 1 through 3, along with all existing tenants, will remain unchanged, maintaining the building's current street-level activity. Floors 4 through 14 will be converted into modern hotel accommodations, featuring a jump lobby and a rooftop terrace on the 11th floor to enhance the guest experience and provide unique views of the city.

This development is expected to create 45 full-time jobs, offering a minimum wage of \$20.00 per hour, contributing to both the city's hospitality sector and local employment opportunities.

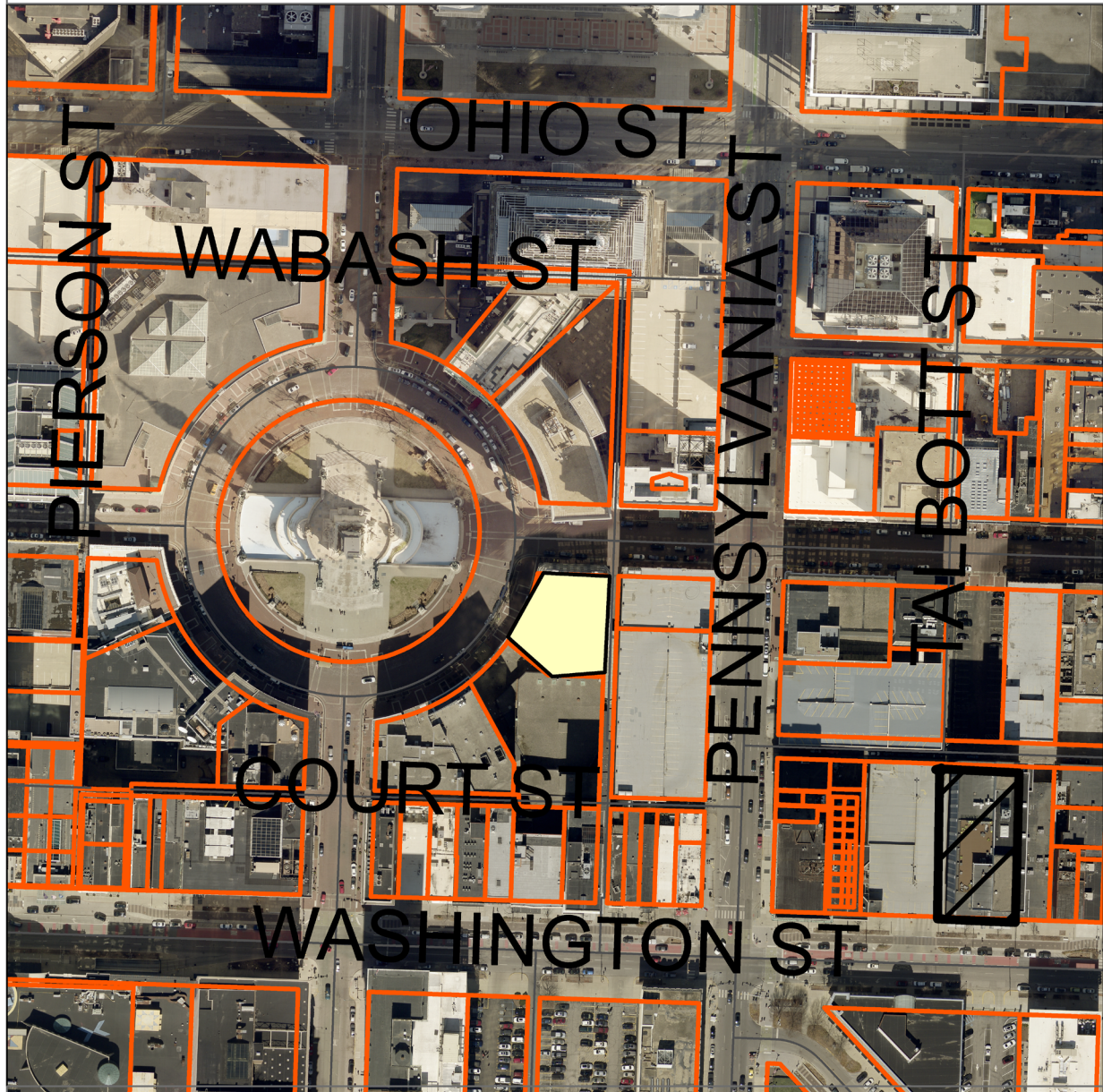
<u>New Jobs Created:</u>	45 at \$20.00/hr.
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<u>Jobs Retained:</u>	None.
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<u>Estimated Cost of Project:</u>	\$40,000,000.00
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<b><u>RECOMMENDATION:</u></b>	Staff recommends approval of ten (10) years real property tax abatement.
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Circle Tower Project  
Holiday Property Services Midwest, Inc.  
55 Monument Circle, Indianapolis IN 46204



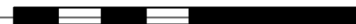
 Project Site



Produced by: DMD - Battle04/2025



0 100 200 400 Feet



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

**Resolution No. 2025-A-023**

**PERSONAL PROPERTY TAX ABATEMENT**

**Kimball Electronics Indianapolis Inc.  
1220 S Post Road**

**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 and annual deduction schedule during the term of the abatement for such property, and to limit the dollar amount of the deduction that will be allowed with respect to a project, by following a procedure involving adoption of a preliminary resolution, provision of public notice, conducting of a public hearing, and adoption of a resolution confirming the preliminary resolution or a modified version of the preliminary resolution; and

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

**WHEREAS, I.C. 6-1.1-12.1** requires an applicant for Economic Revitalization Area designation to provide a Statement of Benefits and requires the Commission, before it makes a decision to designate such an 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 a leasehold interest in the geographical area (hereinafter "Subject Real Estate") described in such attachment; and

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

**WHEREAS,** during a preliminary hearing at 1:00 p.m. on Wednesday, **May 21, 2025**, 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. 2025-A-016 ("Preliminary Resolution")**, preliminarily designating the Subject Real Estate as an Economic Revitalization Area, and 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, **June 18, 2025**, 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 IC 6-1.1-12.1-2(k), a statement of benefits for property located within an allocation area, as defined by IC 36-7-15.1-26, may not be approved unless the City-County Council of Indianapolis and Marion County, Indiana (hereinafter referred to as "City-County Council") adopts a resolution approving the statement of benefits; and

**WHEREAS**, the City-County Council, on **June 9, 2025**, adopted a resolution approving the Applicant's Statement of Benefits associated with the Project; 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 Factual Assertions 1 through 6 stated on the attachment to the Preliminary Resolution,) were considered by the Commission.

**NOW, THEREFORE, IT IS RESOLVED:**

1. The Commission now confirms, adopts, amends, and approves such Preliminary Resolution and thereby designates, finds, and establishes the Subject Real Estate to be 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, on the written request of the Applicant, the Director of the Department of Metropolitan Development is allowed to authorize in writing, substitutions, modifications, and additions which are not substantial in nature to the Specified New Equipment, prior to March 1 of the year in which the initial certified deduction application for the Specified New Equipment is filed with the County Assessor.
2. **The Economic Revitalization Area designation terminates December 31, 2031. Accordingly, partial abatement of property taxes is allowed relative to Specified New Equipment installed and in operation on the Subject Real Estate during the period from June 18, 2025, to December 31, 2031.** However, termination of this designation does not limit the time the Applicant or successor owner is entitled to receive a partial abatement of property taxes, relative to Specified New Equipment installed on the Subject Real Estate before termination of such designation, to a period of less than six (6) 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. Pursuant to IC 6-1.1-12.1-2 (i), the Commission hereby limits the dollar amount of the deduction that will be allowed, with respect to installation of specified new equipment in the ERA, to those respective tax savings attributable to an equipment investment of not greater than **\$34,146,733.00**.

5. The Commission has determined that the Project can reasonably be expected to yield the benefits identified in the attached personal property statement of benefits (the "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, 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 not less than eight (8) years. The dates of the initial eight (8) surveys shall be on or about the following dates: **2027, 2028, 2029, 2030, 2031, 2032, 2033, and 2034.**
8. The Statement of Benefits is approved, and the Subject Real Estate area and Applicant's Specified New Equipment are approved for an abatement deduction period of **six (6) years.**
9. The six (6) year personal property tax abatement shall utilize the following deduction schedule:

YEAR OF DEDUCTION	PERCENTAGE
1 <sup>st</sup>	100%
2 <sup>nd</sup>	85%
3 <sup>rd</sup>	66%
4 <sup>th</sup>	50%
5 <sup>th</sup>	34%
6 <sup>th</sup>	25%

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



METROPOLITAN DEVELOPMENT COMMISSION

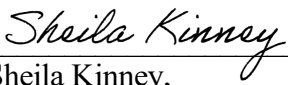
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John J. Dillon III, President

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Date

Approved as to Legal Form  
and Adequacy this 11th day  
of June, 2025.

  
\_\_\_\_\_  
Sheila Kinney,  
Asst. Corporation Counsel

**STAFF COMMENT**  
**PERSONAL PROPERTY TAX ABATEMENT**

Street Address: .....1220 S Post Road, Lot 1

Qualified New Jobs Created: ..... 345

Qualified Jobs Retained: ..... 165

Estimated Cost of Equipment: ..... \$34,146,733.00

**STAFF ANALYSIS**

Kimball Electronics was founded in 1961 and incorporated in 1998. Headquartered in Jasper, Indiana, the company operates a key manufacturing site in Indianapolis, located at the corner of 30th Street and Catherwood Drive. This facility, part of the Kimball Medical Solutions division, produces medical disposables, drug delivery devices, and precision-molded plastics. Continued growth and increasing demand are driving Kimball to expand its operations.

The company plans to lease 307,800 square feet of space within a 584,820-square-foot facility located at 1220 South Post Road in Indianapolis/Marion County. The lease agreement is anticipated to span 10 years, with future renewal options, as well as the opportunity to purchase the entire facility and a right of first refusal for adjacent space. The new site will accommodate the construction of class 7 and 8 cleanrooms for medical manufacturing, a plastic molding production area, as well as necessary infrastructure including electrical, mechanical, tooling, laboratory, office, and employee service areas such as restrooms and break rooms.

Currently, the company employs 165 employees with a current salary of \$32/hr., with plans to grow the workforce to over 300 employees at an average salary of \$29/hr. as part of this expansion over a 6-year period. The facility will house automation assembly equipment and plastic injection molding machines essential for producing its core medical products. The total investment for the move and construction is estimated at \$34,146,733, which will be fully funded by Kimball Electronics, Inc., and its affiliates. The company will donate 5% of its tax savings toward workforce initiatives.

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 six (6) years personal property tax abatement.

**TOTALITY OF BENEFITS**

<b><u>PETITIONER:</u></b>	Kimball Electronics Indianapolis, Inc.
<b><u>INVESTMENT:</u></b>	Staff estimates that the proposed investment of \$34,146,733.00 should result in an increase to the tax base of approximately \$13,658,693.20 of assessed value in the first year of operation. Staff estimates that over the six (6) year personal property tax abatement period the petitioner will realize savings of approximately \$1,324,057.08 (a 67.7% savings). During the abatement period, the petitioner is expected to pay an estimated \$631,799.49 in personal property taxes related to the new equipment. After the tax abatement expires, the petitioner can be expected to pay an estimated \$293,378.49 in personal property taxes annually related to the new equipment.
<b><u>EMPLOYMENT:</u></b>	The petitioner estimates that this project will retain one hundred and sixty-five (165) current positions at an average hourly wage of \$32.00/hr. and will create three hundred forty-five (345) new positions at an average wage of \$29.00/hr. Staff finds these figures to be reasonable for a project of this nature.
<b><u>OTHER BENEFITS:</u></b>	Staff believes this project is significant for Warren Township in terms of new taxes and potential job creation and retention. Furthermore, staff believes the petitioner's project will lead to continued future investment in Marion County.
<b><u>STAFF COMMENT:</u></b>	Staff believes the "Totality of Benefits" arising from the project are sufficient to justify the granting of the tax abatement.

## **PROJECT SUMMARY**

Applicant: Kimball Electronics Indianapolis, Inc.

Subject Real Estate: 1220 S Post Road, lot 1

Warren Township Parcel Number: 7047605

Project Description:

Kimball Electronics, founded in 1961 and based in Jasper, Indiana, operates a key medical manufacturing site in Indianapolis. To support growing market demand, the company is expanding its site with a 10-year lease at 1220 S. Post Road. Kimball proposes investing \$22.3 million in the buildout for renovations and \$34.1 million in equipment and facility outfitting over the next six years to occupy 307,800 square feet of the 584,820 facility.

As part of this initiative, Kimball will retain 165 full-time employees at an average wage of \$32/hr. The project is also committed to creating and maintaining 345 new full-time positions over the six-year period, with an average wage of \$29/hr. Additionally, Kimball will be contributing 5% of its tax savings from the abatement toward workforce training and development initiatives.

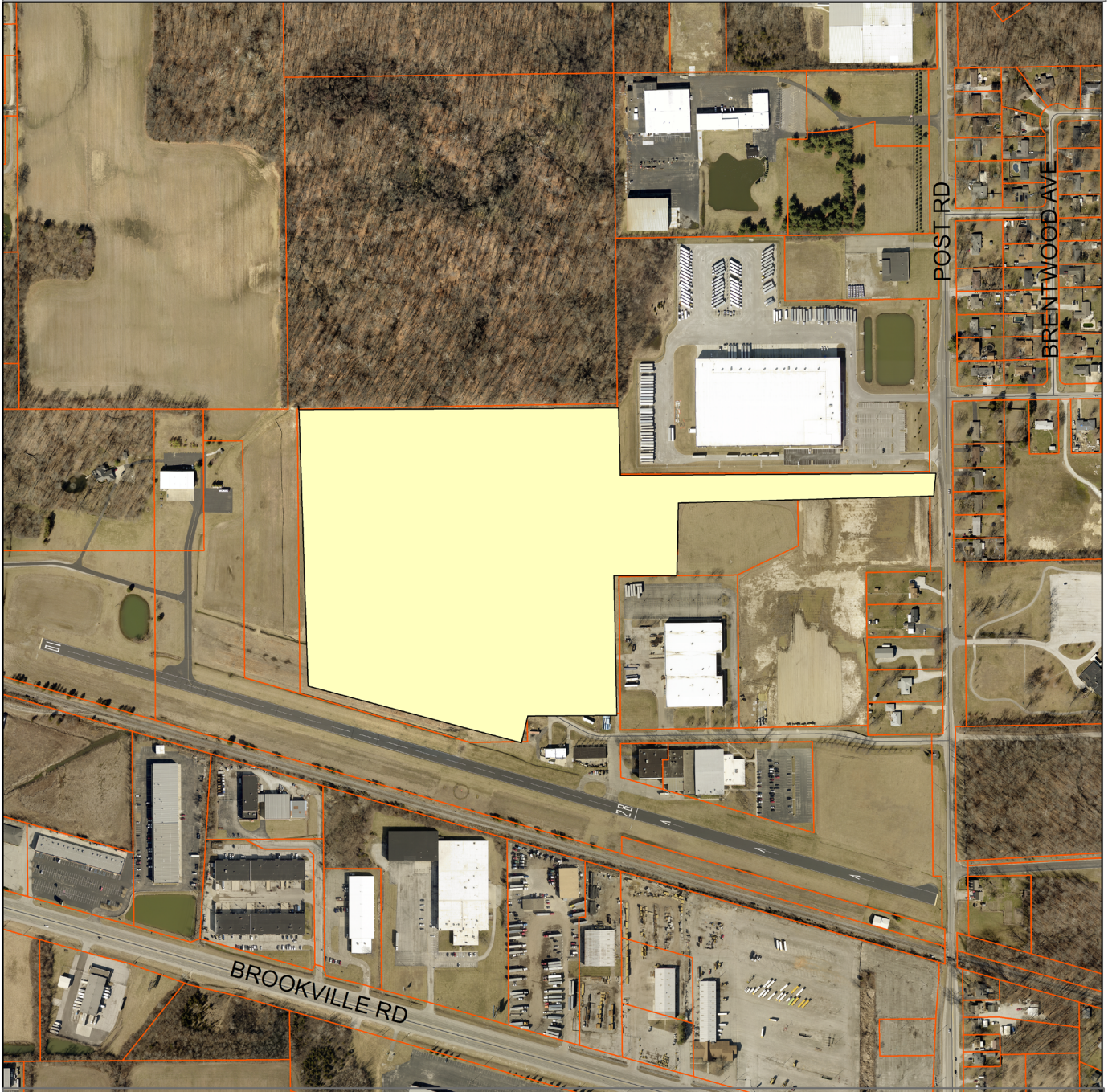
New Jobs Created: 345 at \$29.00/hr.

Job Retained: 165 at \$32.00/hr.

Estimated Cost of Project: \$34,146,733.00

**RECOMMENDATION:** Staff recommends approval of six (6) years personal property tax abatement.

Kimball Electronics Indianapolis, Inc.  
1220 S. Post Rd., Lot 1



Produced by: DMD - BATTLE 04/2025

0 320 640 1,280 Feet



**METROPOLITAN DEVELOPMENT COMMISSION OF  
MARION COUNTY, INDIANA  
Resolution No. 2025-E-013**

WHEREAS, the Department of Metropolitan Development, (hereinafter "DMD"), by authority of and pursuant to I.C. 36-7-13, engages in redevelopment activities in specific targeted areas for the designated Community Revitalization Enhancement District Area ("CRED") and the greater International Marketplace Area in Indianapolis, Marion County, Indiana ("Project Area"); and

WHEREAS, in furtherance of said redevelopment activities within the Project Area, the DMD entered in to contract #19372 with the Lafayette Square Area Coalition, Inc. d/b/a International Marketplace Coalition ("Agreement") and now seeks to amend the Agreement; and

WHEREAS, the City- County Council, by Fiscal Ordinance No.5 2023 Proposal No. 98, 2023, and CRED Advisory Commission have authorized use of remaining funds available from the CRED and DMD seeks authorization to amend the Agreement to adjust the term, to reflect redirection of bathroom renovation funds to the administrative expenses of International Marketplace Coalition, and to maintain the overall contractual not-to-exceed amount of \$385,000.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Metropolitan Development Commission hereby authorizes the DMD to amend the above-referenced Agreement #19372 with the Lafayette Square Area Coalition, Inc. d/b/a International Marketplace Coalition, to adjust the term, extend the Agreement through June 30, 2026, and to redirect the use of bathroom renovation funds for administrative expenses of International Marketplace Coalition.
2. The Director of the Department of Metropolitan Development is hereby authorized to execute the necessary documents to amend 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 Commission so as to best accomplish the objectives set forth herein, and all actions heretofore taken by any such official toward the completion thereof are hereby ratified, confirmed and approved.

Approved as to Adequacy & Legal Form

*Sheila Kinney*

Sheila Kinney, Asst. Corp Counsel

Date: 6/10/2025

Metropolitan Development Commission

John J. Dillon III, President

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



**METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA  
RESOLUTION NO. 2025-E-016**

**WHEREAS**, the Metropolitan Development Commission of Marion County, Indiana, serves as the Redevelopment Commission of the City of Indianapolis, Indiana, under Indiana Code chapter 36-7-15.1 (the "Commission"); and

**WHEREAS**, in that capacity, the Commission serves as the governing body of the City of Indianapolis Redevelopment District; and

**WHEREAS**, the Commission has previously established the consolidated Airport Economic Development Project Area (the "Airport Project Area"), has designated the Airport Project Area as an allocation area (the "Airport TIF Area") for the purposes of capturing TIF Revenues, has created an allocation fund (the "Airport TIF Area Fund") for the Airport Project Area into which the TIF Revenues are deposited, and has approved the Airport Economic Development Area plan, (the "Airport Plan"); and

**WHEREAS**, the Department of Public Works (hereinafter "DPW"), a division of the Consolidated City of Indianapolis -Marion County, has the power to contract for the construction or improvement of public ways, sidewalks, sewers, waterlines, or other local public improvements that are necessary for economic development within the Allocation Areas; and

**WHEREAS**, IC 36-7-15.1-26 authorizes the Redevelopment Commission to reimburse the Consolidated City for reasonable expenditures associated with local public improvements; and

**WHEREAS**, Per IC 36-7-15.1-26(b), allocation areas established before July 1, 1995 are to expire on June 30, 2025, and the Commission authorizes any remaining funds on deposit or to be collected and deposited into the Airport TIF Area Fund to be used to reimburse the Consolidated City for local public improvements; and

**NOW, THEREFORE, BE IT RESOLVED** by the Metropolitan Development Commission of Marion County, Indiana, acting as the Redevelopment Commission of the City of Indianapolis, Indiana, as follows:

1. That the Commission hereby authorizes the Director of DMD and the Director of DPW to utilize the expenditure of unobligated funds on deposit in the Airport TIF Area Fund in an amount not to exceed any remaining funds on deposit or to be collected and deposited into the Airport TIF Area Fund to reimburse the Consolidated City for eligible expenses associated with local public improvements within the Airport TIF Area, such as improvements of Girls

School Road and West Washington Street. The Director of DMD is hereby authorized to execute the necessary documents in accordance with this Resolution.

2. The City Controller is hereby authorized to disburse moneys in an amount not to exceed any remaining funds on deposit or to be collected and deposited into the Airport TIF Area Fund to reimburse the Consolidated City for reasonable expenses associated with local public improvements within the Airport TIF Area. The City Controller must ensure that sufficient balances remain to maintain all existing pledged obligations of the Area.
2. 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 June 18, 2025, 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

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John Dillon, President

Approved as to the availability of funding:

Abigail Hanson 6-11-25  
Abigail Hanson, City Controller

Approved as to form and legality:

Sheila Kinney 6/10/2025  
Sheila Kinney, Office of Corporation Counsel



**METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA  
RESOLUTION NO. 2025-E-017**

**WHEREAS**, the Metropolitan Development Commission of Marion County, Indiana, serves as the Redevelopment Commission of the City of Indianapolis, Indiana, under Indiana Code chapter 36-7-15.1 (the "Commission"); and

**WHEREAS**, in that capacity, the Commission serves as the governing body of the City of Indianapolis Redevelopment District; and

**WHEREAS**, the Commission has previously established the United Northwest Redevelopment Project Area (the "UNWA Redevelopment Area"), has designated the UNWA Redevelopment Area as an allocation area (the "UNWA Redevelopment Allocation Area") for the purposes of capturing TIF Revenues, has created an allocation fund (the "UNWA Allocation Fund") for the UNWA Redevelopment Allocation Area into which TIF Revenues are deposited; and

**WHEREAS**, the Department of Public Works (hereinafter "DPW"), a division of the Consolidated City of Indianapolis -Marion County, has the power to contract for the construction or improvement of public ways, sidewalks, sewers, waterlines, or other local public improvements that are necessary for economic development within the Allocation Areas; and

**WHEREAS**, IC 36-7-15.1-26 authorizes the Redevelopment Commission to reimburse the Consolidated City for reasonable expenditures associated with local public improvements; and

**WHEREAS**, Per IC 36-7-15.1-26(b), allocation areas established before July 1, 1995 are to expire on June 30, 2025, and the Commission authorizes any remaining funds on deposit or to be collected and deposited into the UNWA Allocation Fund to be used to reimburse the Consolidated City for local public improvements; and

**NOW, THEREFORE, BE IT RESOLVED** by the Metropolitan Development Commission of Marion County, Indiana, acting as the Redevelopment Commission of the City of Indianapolis, Indiana, as follows:

1. That the Commission hereby authorizes the Director of DMD and the Director of DPW to utilize the expenditure of unobligated funds on deposit in the UNWA Allocation Fund in an amount not to exceed any remaining funds on deposit or to be collected and deposited into the UNWA Allocation Fund to reimburse the Consolidated City for eligible expenses associated with local public improvements within the UNWA Redevelopment Allocation Area, such as improvements to convert 29<sup>th</sup> Street and 30<sup>th</sup> Street from one-way to two-

way roads. The Director of DMD is hereby authorized to execute the necessary documents in accordance with this Resolution.

2. The City Controller is hereby authorized to disburse moneys in an amount not to exceed any remaining funds on deposit or to be collected and deposited into the UNWA Allocation Fund to reimburse the Consolidated City for reasonable expenses associated with local public improvements within the UNWA Redevelopment Allocation Area. The City Controller must ensure that sufficient balances remain to maintain all existing pledged obligations of the Area.
2. 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 June 18, 2025, 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

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John Dillon, President

Approved as to the availability of funding:

Abigail Hanson 6-11-25  
Abigail Hanson, City Controller

Approved as to form and legality:

Sheila Kinney 6/10/2025  
Sheila Kinney, Office of Corporation Counsel

**METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA  
RESOLUTION NO. 2025-E-018**

**WHEREAS**, the Metropolitan Development Commission of Marion County, Indiana, serves as the Redevelopment Commission of the City of Indianapolis, Indiana, under Indiana Code chapter 36-7-15.1 (the "Commission"); and

**WHEREAS**, in that capacity, the Commission serves as the governing body of the City of Indianapolis Redevelopment District; and

**WHEREAS**, the Commission has previously adopted and confirmed resolutions (i) declaring a redevelopment project area within the meaning of I.C. 36-7-15.1, as amended (the "Act") known as the "Consolidated/Harding Street Redevelopment Area, (ii) designating portions of the Consolidated/Harding Street Redevelopment Area as allocation areas for purposes of Section 26 of the Act ("Consolidated Allocation Area" and "Harding Street Allocation Area") and (iii) approved the Consolidated/Harding Street Redevelopment Area Plan and (iv) created allocation funds ("the Consolidated Allocation Area Fund" and "Harding Street Allocation Area Fund" ) for the Consolidated/Harding Street Redevelopment Area into which TIF Revenues are deposited; and

**WHEREAS**, the Department of Public Works (hereinafter "DPW"), a division of the Consolidated City of Indianapolis -Marion County, has the power to contract for the construction or improvement of public ways, sidewalks, sewers, waterlines, or other local public improvements that are necessary for economic development within the Allocation Areas; and

**WHEREAS**, IC 36-7-15.1-26 authorizes the Redevelopment Commission to reimburse the Consolidated City for reasonable expenditures associated with local public improvements; and

**WHEREAS**, Per IC 36-7-15.1-26(b), allocation areas established before July 1, 1995 are to expire on June 30, 2025, and the Commission authorizes any remaining funds on deposit or to be collected and deposited into the Harding Street Allocation Area Fund to be used to reimburse the Consolidated City for local public improvements; and

**NOW, THEREFORE, BE IT RESOLVED** by the Metropolitan Development Commission of Marion County, Indiana, acting as the Redevelopment Commission of the City of Indianapolis, Indiana, as follows:

1. That the Commission hereby authorizes the Director of DMD and the Director of DPW to utilize the expenditure of unobligated funds on deposit in the Harding Street Allocation Area Fund in an amount not to exceed any remaining funds on deposit or to be collected and deposited into the Harding Street Allocation

Area Fund to reimburse the Consolidated City for eligible expenses associated with local public improvements within the Consolidated/Harding Street Redevelopment Area, such as improvements to connect the new Innovator Way Bridge over the White River to the existing portion of West Henry Street. The Director of DMD is hereby authorized to execute the necessary documents in accordance with this Resolution.

2. The City Controller is hereby authorized to disburse moneys in an amount not to exceed any remaining funds on deposit or to be collected and deposited into the Harding Street Allocation Area Fund to reimburse the Consolidated City for reasonable expenses associated with local public improvements within the Consolidated/Harding Street Redevelopment Area. The City Controller must ensure that sufficient balances remain to maintain all existing pledged obligations of the Area.
2. 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 June 18, 2025, 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 Dillon, President

Approved as to the availability of funding:

Abigail Hanson 6-11-25  
Abigail Hanson, City Controller

Approved as to form and legality:

Sheila Kinney 6/10/2025  
Sheila Kinney, Office of Corporation Counsel

**METROPOLITAN DEVELOPMENT COMMISSION****MARION COUNTY, INDIANA****RESOLUTION NO. 2025-E-019****METROPOLITAN SCHOOL DISTRICT OF WAYNE TOWNSHIP INTERLOCAL  
AGREEMENT**

**WHEREAS**, the Metropolitan Development Commission of Marion County, Indiana, serves as the Redevelopment Commission of the City of Indianapolis, Indiana, under Indiana Code chapter 36-7-15.1; and

**WHEREAS**, in that capacity, the Commission serves as the governing body of the City of Indianapolis Redevelopment District; and

**WHEREAS**, the Commission, in Resolution No. 2018-E-047, authorized the expenditure of unobligated revenues in the Airport Economic Development Area TIF District Allocation Fund to allow the Department of Metropolitan Development ("DMD") to enter into an interlocal cooperation agreement with the Metropolitan School District of Wayne Township ("MSD Wayne Township") for the purpose of collaborating and supporting adult education programs (the "Project"); and

**WHEREAS**, the Commission, in Resolution No. 2021-E-001, authorized an extension of the Project through the year 2021; and

**WHEREAS**, the Commission, in Resolution No. 2022-E-006, authorized an extension of the Project through the year 2022; and

**WHEREAS**, the Commission, in Resolution No. 2023-E-001, authorized an extension of the Project through the year 2023; and

**WHEREAS**, the Commission, in Resolution No. 2023-E-049, authorized an extension of the Project through the year 2024; and

**WHEREAS**, DMD and MSD Wayne Township wish to continue the Project for the years of 2025 through 2027; and

**WHEREAS**, continuation of the Project will directly serve and benefit the Airport Economic Development Area.

**NOW, THEREFORE, BE IT RESOLVED** by the Metropolitan Development Commission of Marion County, Indiana, acting as the Redevelopment Commission of the City of Indianapolis, Indiana, as follows:

1. The Commission hereby authorizes the expenditure of unobligated revenues in the Airport Economic Development Area TIF District Allocation Fund in an amount not to exceed \$300,000 in the year 2025, \$200,000 in the year 2026, and \$100,000 in the year 2027 for an aggregate not to exceed of \$600,000 for the continued funding of adult education programs as detailed in the agreement between the parties.
2. The Director of the Department of Metropolitan Development is hereby authorized and directed to take such further action and execute such documents as she deems necessary 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 June 18, 2025, at the City-County Building, 2<sup>nd</sup> 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 Dillon, President

Approved as to the availability of funding:

Abigail Hanson 6-11-25  
Abigail Hanson, City Controller

Approved as to form and legality:

Sheila Kinney 6/10/2025  
Sheila Kinney, Office of Corporation Counsel

## RESOLUTION NO. 2025-BB-001

### RESOLUTION OF THE METROPOLITAN DEVELOPMENT COMMISSION OF MARION COUNTY, INDIANA, AUTHORIZING REIMBURSEMENTS TO THE INDIANAPOLIS LOCAL PUBLIC IMPROVEMENT BOND BANK OUT OF CERTAIN TAX INCREMENT FINANCE ALLOCATION FUNDS

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana (the “Commission”) serves as the Redevelopment Commission of the City of Indianapolis, Indiana (the “City”) under IC 36-7-15.1 (the “Redevelopment Act”);

WHEREAS, in that capacity the Commission serves as the governing body of the City of Indianapolis Redevelopment District (the “District”); and

WHEREAS, the Redevelopment Act permits the Commission to create allocation areas in the District for the purposes of capturing and allocating property taxes commonly known as tax increment finance revenues (“TIF Revenues”); and

WHEREAS, the Commission has previously established certain redevelopment project areas and/or economic development areas which are identified on Exhibit A attached hereto (collectively, the “Areas”), has designated all or a portion of the Areas as separate allocation areas under the Redevelopment Act (collectively, the “Allocation Areas”) for purposes of capturing TIF Revenues, has created separate allocation funds (collectively, the “Allocation Funds”) for the respective Allocation Areas into which the TIF Revenues are deposited, and has approved separate redevelopment and/or economic development plans for the respective Areas (collectively, the “Plans”); and

WHEREAS, the Commission now desires to authorize the use of unobligated funds from the respective Allocation Funds to reimburse The Indianapolis Local Public Improvement Bond Bank (the “Bond Bank”) for prior expenditures incurred by the Bond Bank, acting for and on behalf of the City, for certain costs and expenses that are related to local public improvements physically located in or physically connected to the respective Allocation Areas, as permitted by Section 26(b)(3)(G) of the Redevelopment Act.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Development Commission of Marion County, Indiana, acting as the Redevelopment Commission of the City of Indianapolis, Indiana, as follows:

1. The Commission hereby authorizes the expenditure of unobligated funds on deposit in the respective Allocation Funds in the total estimated amount of \$3,321.00 but not to exceed \$3,500, to reimburse the Bond Bank for prior expenditures incurred by the Bond Bank, acting for and on behalf of the City, for certain costs and expenses described in Exhibit A (collectively, the “Prior Projects”) that are related to local public improvements which are physically located in or physically connected to the respective Allocation Areas, pursuant to Section 26(b)(3)(G) of the Redevelopment Act. The Commission hereby finds and determines that the Bond Bank’s

advancement of funds, for and on behalf of the City, for the Prior Projects has furthered the objectives of the respective Plans for each of the respective Areas.

2. The City Controller is hereby authorized to disburse the moneys from the respective Allocation Funds for the reimbursements of the Prior Projects authorized above and more particularly described on Exhibit A hereto. The Mayor and City Controller of the City, the officers of the Commission and the Director of the Department of Metropolitan Development, are hereby authorized and directed to take such further actions and execute such documents as they deem necessary or advisable to effectuate the authorizations set forth in this Resolution.

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 June 18, 2025, at the City-County Building, 2<sup>nd</sup> 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 the availability of funding:



Abigail Hanson, City Controller

Approved as to form and legality:

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Ethan Hudson, Office of Corporation Counsel



**Exhibit A****DESCRIPTION OF THE PRIOR PROJECTS**

TIF Area Name	Amount	Expense Explanation
Consolidated TIF	\$3,321.00	Legal Fees
<b>Total</b>	<b>\$ 3,321.00</b>	

**METROPOLITAN DEVELOPMENT COMMISSION**

**June 18, 2024**

**Case Number:** 2025-MOD-004 (Amended)

**Property Address:** 9100 and 9402 East 21<sup>st</sup> Street

**Location:** Warren Township, Council District #14

**Petitioner:** VAF Lawrence, LLC, by Jamilah Mintze

**Current Zoning:** C-1 / C-4

**Request:** Modification of Commitments related to 99-Z-39 to terminate all commitments, which related to: 1. the requirement of a boulevard entrance to be developed from 21<sup>st</sup> Street and taper into a single roadway approximately 100 feet north of the right-of-way of 21<sup>st</sup> Street; 2. the requirement of a landscape plan to be submitted for approval by the Administrator and to the Far Eastside Neighborhood Association; 3. the prohibition of pole signs, off-site advertising signs, and wireless communication facilities; 4. that requirement that office buildings shall appear to be residential and no taller than two stories in height; 5. that the owner shall use best efforts to reduce light pollution onto adjacent properties; and 6. that 75% of the structures shall feature brick exteriors or exterior finish insulation system, and no vinyl exterior shall be used as the primary exterior material.

**Current Land Use:** Undeveloped

**Staff Recommendations:** No recommendation related to commitments one through six. Denial of the termination of Commitment Number 7 and subject to the commitments noted below. Please note that the elimination of Commitment Number 7 was removed by the petitioner's representative at the May 29, 2025 hearing.

**Staff Reviewer:** Kathleen Blackham, Senior Planner

**PETITION HISTORY**

The Hearing Examiner acknowledged the timely automatic continuance filed a registered neighborhood organization that continued this request from the April 24, 2025 hearing, to the May 29, 2025 hearing.

This petition was heard by the Hearing Examiner on May 29, 2025. The Hearing Examiner acknowledged the petitioner's representative removal of Commitment Number 7 that related to dedication of right-of-way. After an expedited hearing, the Hearing Examiner recommended approval of the modification subject to the five (5) commitments below in the staff report to which the petitioner and their representative agreed.

Subsequently, the petitioner's representative filed an appeal of the Hearing Examiner's decision related to Commitment Number 2. A memorandum of her recommendation is attached.

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As a result of the Plan of Operation and the existing two lane, 28-foot-wide street, staff believed that the traffic impact of the proposed development should be reviewed by the Department of Public Works (DPW). DPW staff offered two options: 1) Conduct a Traffic Operation Analysis (TOA) primarily related to the proposed access drives and need for turn lanes. 2) Construct an east bound left turn lane at the western drive and a west bound right turn land at the eastern drive.

In an e-mail, dated April 23, 2025, the petitioner agreed to the second option to construct the east bound lane at the western drive and west bound turn lane at the eastern drive. See Exhibit 1.

On June 4, 2025, the DPW forwarded the Traffic Impact Study (TIS) (dated February 13, 2025) that studied the intersections at East 21<sup>st</sup> Street / Post Road, East 21<sup>st</sup> Street / Shenandoah Drive, and East 21<sup>st</sup> Street / Mitthoefer Road, as well as the two proposed site access drives. See Exhibit 2 – Executive Summary.

The TIS recommended that an additional left turn lane for eastbound 21<sup>st</sup> Street approaching both proposed drives was warranted. Additionally, a southbound left turn lane would be warranted on the eastern access drive to separate left turning traffic.

Staff continues to recommend approval, subject to the five commitments previously requested and listed below.

## **STAFF RECOMMENDATION**

No recommendation related to Commitments One through Six.

Denial of Commitment Number Seven. If approved, staff would request that approval be subject to compliance with the Plan of Operation, file dated April 8, 2025, and the following commitments being reduced to writing on the Commission's Exhibit "C" forms at least five business days prior to the MDC hearing:

1. A 59.5-foot half right-of-way shall be dedicated along the frontage of East 21<sup>st</sup> Street as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP).
2. An east bound left-turn lane at the proposed western driveway along East 21<sup>st</sup> Street and a west bound right-turn lane at the eastern drive along East 21<sup>st</sup> Street shall be installed in accordance with the DPW standards and prior to the opening and operation of the proposed use.

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3. A tree inventory, tree assessment and preservation plan prepared by a certified arborist shall be submitted for Administrator Approval prior to preliminary plat approval and prior to any site preparation activity or disturbance of the site. This plan shall, at a minimum: a) indicate proposed development; b) delineate the location of the existing trees, c) characterize the size and species of such trees, d) indicate the wooded areas to be saved by shading or some other means of indicating tree areas to be preserved and e) identify the method of preservation (e.g. provision of snow fencing or staked straw bales at the individual tree's dripline during construction activity). All trees proposed for removal shall be indicated as such.
4. A technical assessment shall be conducted prior to the issuance of an Improvement Location Permit to provide for a wetlands delineation to determine the type and quality and how the area could be preserved and integrated into the development as an amenity.
5. 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 / receptacles provided for the proper disposal of trash and other waste.

## PETITION OVERVIEW

This 31.927-acre site, zoned C-1 and C-4, is comprised of two undeveloped parcels. It is surrounded by Interstate 70 right-of-way to the north, zoned C-4; single-family dwellings to the south, across East 21<sup>st</sup> Street, zoned D-3; multi-family dwellings to the east, zoned D-6; and multi-family dwellings to the west, zoned D-6II.

Petition 99-Z-39 rezoned this site to the C1 district to provide for commercial office-buffer development.

## MODIFICATION

The request would modify commitments related to 99-Z-39 terminating all commitments, which related to: 1. the requirement of a boulevard entrance to be developed from 21<sup>st</sup> Street and taper into a single roadway approximately 100 feet north of the right-of-way of 21<sup>st</sup> Street; 2. the requirement of a landscape plan to be submitted for approval by the Administrator and to the Far Eastside Neighborhood Association; 3. the prohibition of pole signs, off-site advertising signs, and wireless communication facilities; 4. that requirement that office buildings shall appear to be residential and no taller than two stories in height; 5. that the owner shall use best efforts to reduce light pollution onto adjacent properties; 6. that 75% of the structures shall feature brick exteriors or exterior finish insulation system and no vinyl exterior shall be used as the primary exterior material; and 7. that the petitioner shall dedicate 60 feet of right-of-way north of the centerline of 21<sup>st</sup> Street.

## Department of Public Works

The Department of Public Works (DPW), Traffic Engineering Section, has requested the dedication and conveyance of a 59.5-foot half right-of-way along East 21<sup>st</sup> Street. This dedication would also be consistent with the Marion County Thoroughfare Plan.

The DPW has also requested the installation of an east bound left-turn lane at the proposed western driveway and a west bound right-turn lane at the eastern drive.

### **Tree Preservation / Heritage Tree Conservation**

There are significant amounts of natural vegetation and trees located on the northern portion and the perimeter of the site. Due to their inherent ecological, aesthetic, and buffering qualities, the maximum number of these existing trees should be preserved on the site.

All development shall be in a manner that causes the least amount of disruption to the trees.

A tree inventory, tree assessment and preservation plan prepared by a certified arborist shall be submitted for Administrator Approval prior to preliminary plat approval and prior to any site preparation activity or disturbance of the site. This plan shall, at a minimum: a) indicate proposed development, b) delineate the location of the existing trees, c) characterize the size and species of such trees, d) indicate the wooded areas to be saved by shading or some other means of indicating tree areas to be preserved and e) identify the method of preservation (e.g. provision of snow fencing or staked straw bales at the individual tree's dripline during construction activity). All trees proposed for removal shall be indicated as such.

If any of the trees are heritage trees that would be impacted, then the Ordinance requires that the Administrator, Urban Forester or Director of Public Works determine whether the tree(s) would be preserved or removed and replaced.

The Ordinance defines "heritage tree" as a tree over 18 inches Diameter at Breast Height (DBH) and one of the Heritage tree species. Heritage tree species include: Sugar Maple (*Acer saccharum*), Shagbark Hickory (*Carya ovata*), Hackberry (*Celtis occidentalis*), Yellowwood (*Cladrastus kentukea*), American Beech (*Fagus grandifolia*), Kentucky Coffeetree (*Gymnocladus dioica*), Walnut or Butternut (*Juglans*), Tulip Poplar (*Liriodendron tulipifera*), Sweet Gum (*Liquidambar styraciflua*), Black Gum (*Nyssa sylvatica*), American Sycamore (*Platanus occidentalis*), Eastern Cottonwood (*Populus deltoides*), American Elm (*Ulmus americana*), Red Elm (*Ulmus rubra*) and any oak species (*Quercus*, all spp.)

The Ordinance also provides for replacement of heritage trees if a heritage tree is removed or dies within three years of the Improvement Location Permit (ILP) issuance date. See Exhibit B, Table 744-503-3: Replacement Trees.

### **Wetland Preservation**

The aerial indicates possible wetlands located along the southern and northern boundaries of the site.

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The Environmental Protection Agency defines wetlands “as areas where water covers the soil or is present either at or near the surface of the soil all year or for varying periods of time during the year, including during the growing season. Water saturation (hydrology) largely determines how the soil develops and the types of plant and animal communities living in and on the soil. Wetlands may support both aquatic and terrestrial species. The prolonged presence of water creates conditions that favor the growth of specially adapted plants (hydrophytes) and promote the development of characteristic wetland (hydric) soils.”

The State of Indiana defines wetlands as “areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include: (1) swamps; (2) marshes; (3) bogs; and (4) similar areas.”

Staff believes that a technical assessment that would include a wetlands delineation would determine the type and quality of the wetland based on the presence or absence of wetlands characteristics, as determined with the *Wetlands Delineation Manual, Technical Report Y-81-1* of the United States Army Corps of Engineers.

If approved, staff would recommend that approval be subject to the following commitment being reduced to writing on the Commission's Exhibit "B" forms at least three days prior to the MDC hearing:

A technical assessment shall be conducted prior to the issuance of an Improvement Location Permit to provide for a wetlands delineation to determine the type and quality and how the area could be preserved and integrated into the development as an amenity.

The Wetland Report, file dated June 2024, provided the following summary and conclusions: See Exhibit C.

- Four (4) wetlands present, including one (1) PEM, one (1) PFO, and two (2) wetland complexes.
- Two of these wetlands, a PFO (W-HLA-004) and PFO/PEM complex (W-HLA-003), were determined to be provisionally jurisdictional WOTUS.
- One (1) perennial stream, an UNT to Morris Ditch, crosses the Project Study Area
- No floodplains were mapped within the Project Study Area.

### **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.

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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 receptacles for proper disposal of trash and other waste.

### **Planning Analysis**

This request would modify commitments for the Rezoning Petition 99-Z-39 (See Exhibit "A") by terminating all the commitments related to this rezoning petition. Commitment Numbers One through Six were originally the result of negotiation between the petitioner and remonstrators during the 1999 rezoning process. Because staff played no role in the negotiation of these subject commitments, staff would ordinarily provide no recommendation under such circumstances. Staff would note, however, that the neighborhood organization(s) negotiated in good faith with the petitioner during the petition process, and their agreement was contingent upon all commitments being included with the rezoning petition.

Commitment Number Seven, however, that required dedication of a 60-foot half right-of-way along East 21<sup>st</sup> Street, was requested by the city (Department of Capital Asset Management). Additionally, the access drive along East 21<sup>st</sup> Street was required to comply with City standards.

Because The Marion County Thoroughfare Plan recommends a 119-foot right-of-way along East 21<sup>st</sup> Street, staff does not support terminating Commitment Number Seven as it relates to the dedication of right-of-way but would accept and request a commitment that would require dedication of the 59.5-foot half right-of-way along East 21<sup>st</sup> Street in accordance with the Thoroughfare Plan.

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Staff is also requesting additional commitments related to traffic infrastructure improvements, a tree inventory / assessment / preservation plan, wetlands delineation and site maintenance.

Because this site is undeveloped, staff believes that required development standards should be met and variances from those standards would not be necessary.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	C-1 / C-4	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Suburban Neighborhood	
<b>Surrounding Context</b>	<u><b>Zoning</b></u>	<u><b>Land Use</b></u>
North:	C-4	Interstate 70 right-of-way
South:	D-3	Single-family dwellings
East:	D-6	Multi-family dwellings
West:	D-6II	Multi-family dwellings
<b>Thoroughfare Plan</b>		
East 21 <sup>st</sup> Street	Primary arterial	Existing 70-foot right-of-way and proposed 119-foot right-of-way
<b>Context Area</b>	Metro	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	No	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	March 18, 2025	
<b>Site Plan (Amended)</b>	N/A	
<b>Elevations</b>	March 18, 2025	
<b>Elevations (Amended)</b>	N/A	
<b>Landscape Plan</b>	April 8, 2025	
<b>Findings of Fact</b>	N/A	
<b>Findings of Fact (Amended)</b>	N/A	
<b>C-S/D-P Statement</b>	N/A	

**COMPREHENSIVE PLAN ANALYSIS**

**Comprehensive Plan**

The Comprehensive Plan recommends Suburban Neighborhood typology. “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



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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 one to five dwelling units per acre, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park.”

- *Conditions for All Land Use Types*
  - All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
  - All development should include sidewalks along the street frontage.
  - Hydrological patterns should be preserved wherever possible.
  - Curvilinear streets should be used with discretion and should maintain the same general direction.
  - In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.

**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**

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 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.

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Current Planning**

- 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

**2022-ZON-135; 9100 and 9402 East 21<sup>st</sup> Street**, requested rezoning of 30.46 acres from the C-1 and C-4 districts to the D-8 district to provide for a single-family detached residential development, **withdrawn**.

**2008-ZON-089 / 2008 VAR-008; 9100 and 9300 East 21<sup>st</sup> Street**, requested rezoning of 30.93 acres from the C-1 and C-4 districts, to the C-S classification to provide for indoor and outdoor commercial recreation uses, C-1 uses and C-4 uses and a variance of development standards to provide for a recreational use with 90,000 square feet of gross floor area and 495,000 square feet of site area accessible to the public with 885 off-street parking spaces, **withdrawn**.

**99-Z-39; 9150 East 21<sup>st</sup> Street**, requested rezoning of 20.0 acres, being in the D-6II district to the C-1 classification to provide for commercial office-buffer development, **approved**.

**96-V3-86; 2301 North Post Road**, requested a variance of development standards of the Sign Regulations to provide for the placement of an advertising sign being the fourth advertising sign within a one-mile distance, located 1,010 feet from the intersection of Post Road and Interstate 70, with dimensions being 10 feet by 6 inches by 36 feet, **granted**.

**69-Z-211; Post Road and East 21<sup>st</sup> Street**, requested rezoning of 46.67 acres, being in the A-2 and D-4 district to the D-6II classification to provide for the construction of apartments, **approved**.

## VICINITY

**84-Z-213; 9401 East 25<sup>th</sup> Street (south of site)**, rezoned 27.17 acres from the A-2 and D-4 districts to the SU-1 classification to provide for religious uses, **approved**.

**84-HOV-37; 2330 North Post Road (west of site)**, requested a variance of development standards of the Sign Regulations to allow for the erection of a 14-foot by 48-foot sign at 60 feet from the interstate right-of-way and within 1,000 feet of an entrance ramp, **granted**.

**84-HOV-36; 2242 North Post Road (west of site)**, requested a variance of the development standards of the sign Regulations to allow the erection of a 14-foot by 48-foot advertising sign 60 feet from the interstate right-of-way and within 1,500 feet of an exit ramp, **granted**.

**61-Z-34; Post Road and East 21<sup>st</sup> Street (west of site)**, requested rezoning of 38.04 acres, being in the A-2 district, to the B-2 classification to permit the construction of a regional shopping center, **approved**.

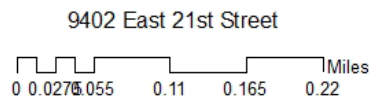
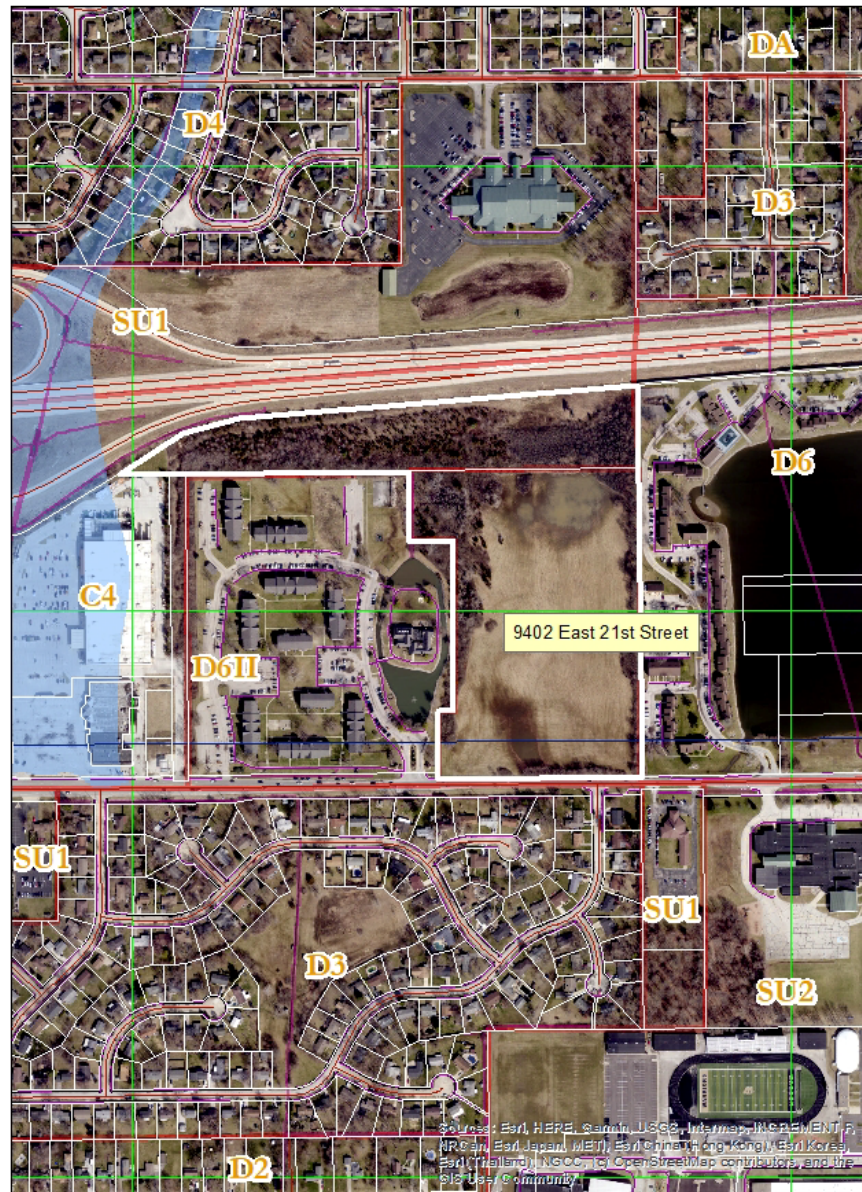


**Department of Metropolitan Development  
Division of Planning  
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**61-Z-33; Post Road and East 21<sup>st</sup> Street (west of site)**, requested rezoning of 1.1 acre, being in the A-2 district to the B-4 classification to provide for a gasoline service station, **approved**.

**61-Z-32 and 61-Z-33; Post Road and East 21<sup>st</sup> Street (west of site)**, requested rezoning of 33.55 acres from the A-2 district to the R-3 classification to provide for single-family dwellings, **approved**.

EXHIBITS



**MEMORANDUM OF EXAMINER'S DECISION**

**2025-MOD-004**

**9100 and 9402 East 21st Street**

The petition requests the modification of commitments made as part of 99-Z-39, to terminate commitment numbers 1 through 7.

During the special request portion of the hearing, the petitioner's representative stated that the petitioner agreed to the commitments, as written, requested by staff, and requested that the petition be placed on the expedited portion of the docket. After confirming that there was no remonstrance, and that staff did not object to placing the petition on the expedited portion of the docket, your Hearing Examiner approved the special request.

During very limited testimony, the petitioner's representative confirmed that the petitioner agreed to the commitments requested by staff, and approval of this petition was recommended.

The petitioner is now questioning the wording of commitment number 2.

In your Hearing Examiner's opinion, the petitioner should have fully considered the commitments requested by staff, and should have either continued the petition or had a public hearing of it. Approval of this petition was recommended, subject to the written commitments by staff.

For Metropolitan Development Commission Hearing on June 18, 2025



Department of Metropolitan Development  
Division of Planning  
Current Planning

EXHIBIT 1

**From:** [Steven Cody](#)  
**To:** [Blackham, Kathleen](#); [Jamilah Mintze](#)  
**Cc:** [Bryan Carrera](#)  
**Subject:** RE: 2025-MOD-004  
**Date:** Wednesday, April 23, 2025 11:56:52 AM

---

Understood, thanks again!

Steven Cody | Purple Heart Heroes | Mobile: 804.339.1368 | [scody@purpleheart-heroes.com](mailto:scody@purpleheart-heroes.com)

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**From:** Blackham, Kathleen <[Kathleen.Blackham@indy.gov](mailto:Kathleen.Blackham@indy.gov)>  
**Sent:** Wednesday, April 23, 2025 11:40 AM  
**To:** Steven Cody <[scody@purpleheart-heroes.com](mailto:scody@purpleheart-heroes.com)>; Jamilah Mintze <[jamilah@inandoutunlimited.net](mailto:jamilah@inandoutunlimited.net)>  
**Cc:** Bryan Carrera <[bcarrera@waremalcomb.com](mailto:bcarrera@waremalcomb.com)>  
**Subject:** RE: 2025-MOD-004

Good morning,

Thank you for your consideration and response.

Construction of those eastbound and westbound lanes will be included in the commitments.

Regards,  
Kathleen

---

**From:** Steven Cody <[scody@purpleheart-heroes.com](mailto:scody@purpleheart-heroes.com)>  
**Sent:** Wednesday, April 23, 2025 11:23 AM  
**To:** Blackham, Kathleen <[Kathleen.Blackham@indy.gov](mailto:Kathleen.Blackham@indy.gov)>; Jamilah Mintze <[jamilah@inandoutunlimited.net](mailto:jamilah@inandoutunlimited.net)>  
**Cc:** Bryan Carrera <[bcarrera@waremalcomb.com](mailto:bcarrera@waremalcomb.com)>  
**Subject:** RE: 2025-MOD-004

Good Morning Kathleen,

We elect to go with Option 2, listed below.

Thank you!

Steven Cody | Purple Heart Heroes | Mobile: 804.339.1368 | [scody@purpleheart-heroes.com](mailto:scody@purpleheart-heroes.com)

---

**From:** Blackham, Kathleen <[Kathleen.Blackham@indy.gov](mailto:Kathleen.Blackham@indy.gov)>  
**Sent:** Monday, April 21, 2025 5:04 PM  
**To:** Jamilah Mintze <[jamilah@inandoutunlimited.net](mailto:jamilah@inandoutunlimited.net)>  
**Cc:** Steven Cody <[scody@purpleheart-heroes.com](mailto:scody@purpleheart-heroes.com)>; Bryan Carrera <[bcarrera@waremalcomb.com](mailto:bcarrera@waremalcomb.com)>

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

**Subject:** 2025-MOD-004

Good afternoon,

I forwarded the Plan of Operation to Jill Palmer of DPW regarding this site. She replied with the following two options:

1. Do a TOA, primarily looking at the site driveways and need for turn lanes
2. Skip the TOA, construct an EB LT lane at the western drive and a WB RT lane at the eastern drive, which is probably about what the TOA will indicate.

Please advise how you wish to proceed.

Regards,  
Kathleen

**Kathleen Blackham** | Senior Planner  
Division of Current Planning  
Department of Metropolitan Development | City of Indianapolis  
[kathleen.blackham@indy.gov](mailto:kathleen.blackham@indy.gov) | O: 317-327-5165 | C: 317-951-3983 | [indy.gov/DMD](http://indy.gov/DMD)  
Talk to a planner: [planneroncall@indy.gov](mailto:planneroncall@indy.gov)  
Submit a petition: <https://www.indy.gov/form/land-use-petition-submission>

*NOTE: Our office is temporarily located on the 6<sup>th</sup> floor (Suite 641) beginning April 14, 2025, for two to three months.*



## EXHIBIT 2

### Executive Summary

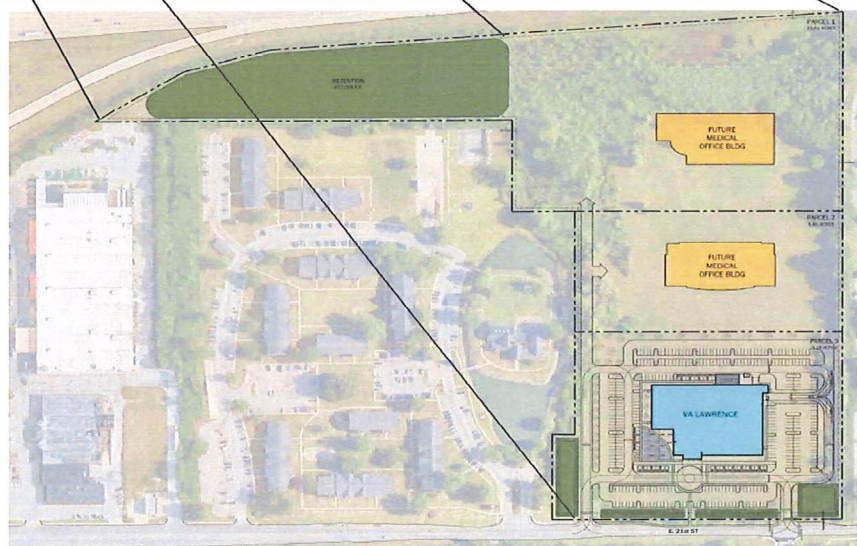
This traffic impact study evaluates the impacts of the proposed VA Clinic located at 9402 E 21<sup>st</sup> St in Indianapolis on the intersections of:

- 21<sup>st</sup> St and Post Rd,
- 21<sup>st</sup> St and Shenandoah Dr
- 21<sup>st</sup> St and Mitthoefer Rd.

As well as two proposed driveways accessing the proposed site. The Site location is shown below:

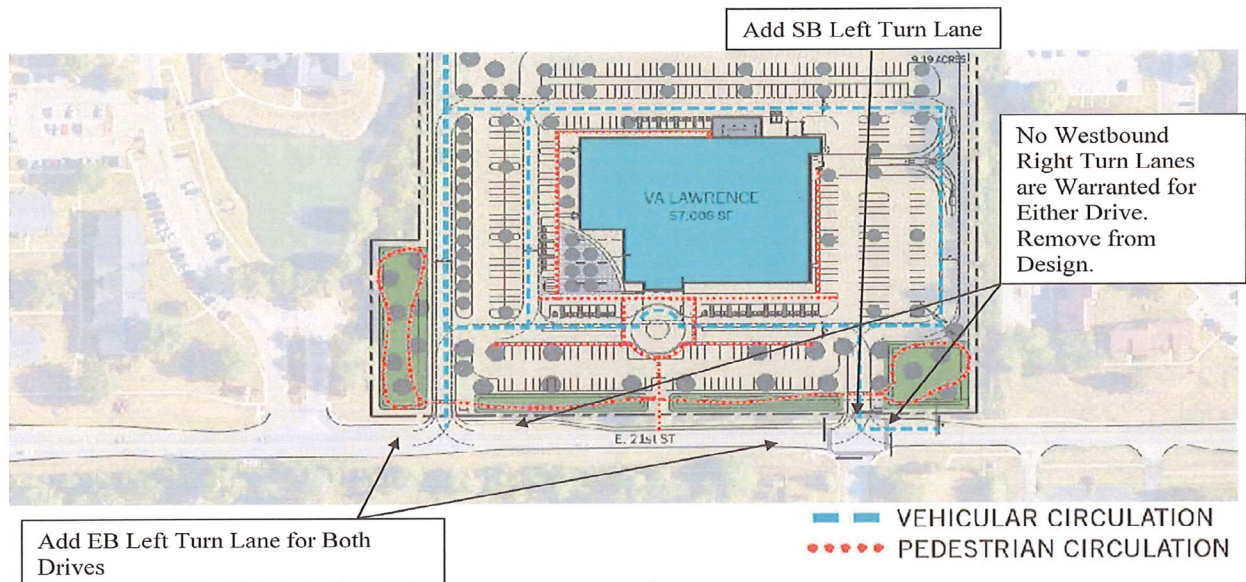


The proposed development plan includes a new 57,000 sft building to house a Veterans Administration Clinic for the Lawrence Area on 21<sup>st</sup> St, with the space to add two additional buildings in the future. Since those structures are not proposed as part of this development and may never be built, their impacts are not included in this traffic impact analysis. In the event those buildings are to be constructed, we recommend their traffic impacts be added to this study when a building permit is applied for at the City.



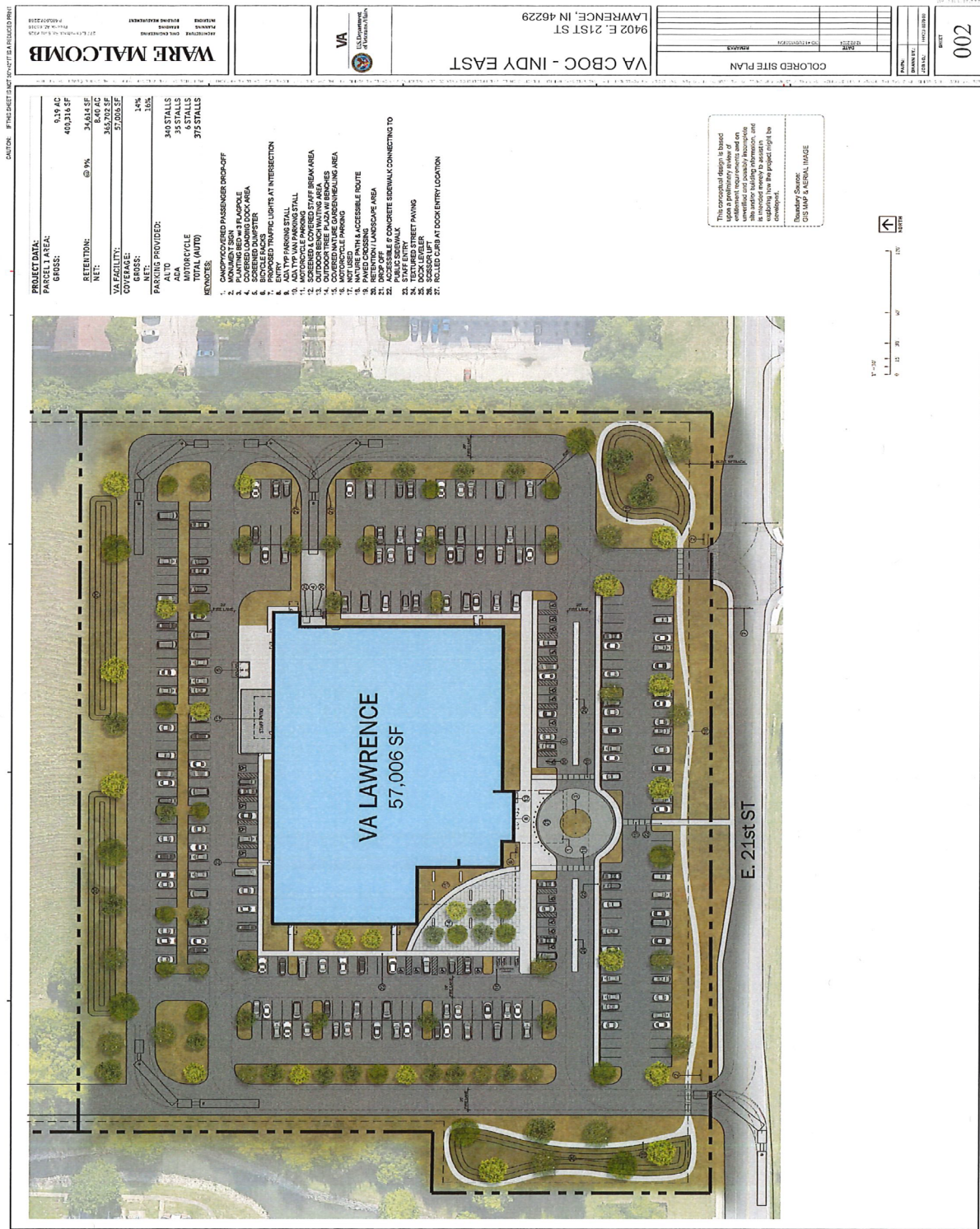
The traffic analysis found that this development will warrant an additional left turn lane for eastbound 21<sup>st</sup> St approaching both proposed drives to the development. A southbound left turn lane will also be necessary to separate left turning traffic waiting for a gap in traffic from the higher volume right turning traffic for the proposed eastern driveway.

No right turn lane warrants were met for westbound traffic on 21<sup>st</sup> St. The proposed site plans for traffic circulation should be changed using the following notes:



No improvements were necessary for the intersection geometry or the traffic signals up and down stream along 21<sup>st</sup> St at Post Road or Mitthoefer Road.











This conceptual design is based upon a preliminary review of applicable requirements and is intended to assist in exploring how the project might be developed. Site plans shown are for illustrative purposes only and does not necessarily reflect municipal code compliance. All codes shown are for representative purposes only. Refer to municipal codes for actual color verification.



ENTRY / DRCP OFF  
 VA CLINIC - LAWRENCE, INDIANA  
 9402 EAST 21ST ST, INDIANAPOLIS, IN 46229 - PHX23-007D-00

WARE MALCOMB  
 04.25.2024

PAGE  
 19



**KEYNOTES**

- 1 CLEAR ANODIZED ALUMINUM STOREFRONT GLAZING
- 2 THIN BRICK VENEER
- 3 NICHHA FIBER CEMENT PANELS
- 4 CHANNEL BEAM CANOPY
- 5 ACH CANOPY
- 6 STEEL TUBE CANOPY

This conceptual design is based upon a preliminary reviewed entitlement requirements and on uncertainties and possibly inaccurate information, and is intended merely to assist in evaluating how the project might be developed. Site plan is for illustrative purposes only and does not necessarily reflect municipal requirements. All dimensions and materials are approximate and subject to change without notice. All materials subject to actual color verification.



**WARE MALCOMB**  
 EXTERIOR ELEVATIONS  
 VA CLINIC - LAWRENCE, INDIANA  
 9402 EAST 21ST ST. INDIANAPOLIS, IN 46229 - PHX23-0070-00

06.21.2024  
 17





VA Outpatient Clinic  
Indianapolis, IN

VAF LAWRENCE LLC

### EXHIBIT 3: PLAN OF OPERATION

**OVERVIEW:** The Department of Veterans Affairs (“VA”) has signed a 20-Year Lease (the “Lease”) for a medical outpatient clinic at 9402 E. 21<sup>st</sup> Street, Indianapolis, IN 46229 (the “Property”). VA will be the Tenant, and VAF Lawrence LLC (“VAF”) will be the Landlord. As Tenant, VA will be in charge of staffing the facility and providing outpatient care to Veterans and their families. As Landlord, VAF will be in charge of developing the building on the current vacant land site at the Property and managing the building per the terms of the gross Lease, meaning Landlord is in charge of initiating and paying utility accounts, cleaning the building, maintaining a clean, landscaped site and keeping the building systems functional and operational.

Plan of Operation		
Category	Statement	Responsible Party
Workforce	The construction of the VA’s medical outpatient clinic is expected to create 450 construction roles	VAF: all of the construction roles will be hired by and/or contracted with by HITT Contracting, VAF’s general contractor for the project
Workforce	The clinic is expected to staff 100 full-time employees consisting of administrative and medical professionals, once operational	VA: all of the clinic staff will be hired by VA
Clients and Customers	The clinic is expected to see approximately 170 Veterans (and select family members who qualify for VA healthcare benefits) on a daily basis	VA and VAF: VA, as Tenant, will be in charge of providing the medical care and related operations. VAF will be in charge of making sure the building’s systems are operating properly so that VA can fulfill its mission of providing healthcare to the area’s Veterans
Processes Conducted Onsite	Provide Veterans and their families with outpatient medical care, including the	VA and their hired staff



VA Outpatient Clinic  
Indianapolis, IN

VAF LAWRENCE LLC

	following specialty services: primary care, mental health, optometry, audiology and related laboratory services	
Materials Used	Standard medical outpatient operations	VA, and their hired staff
Shipping & Receiving	<ul style="list-style-type: none"> <li>On a daily basis, FEDEX, UPS, mail (box trucks) – a handful a day</li> <li>Occasionally (monthly or less often), tractor trailers</li> </ul>	VA, and their hired staff will receive and process shipments to the facility
Waste	Construction waste will be disposed of and/or recycled per City, County and State standards and guidelines	VAF
Waste	Once operational, typical and medical waste will be handled and/or recycled per City, County and State standards and guidelines	VA will prepare medical waste for disposal by placing it in biohazardous containers. VAF will see to the proper disposal of typical and medical waste (including recycling) per City, County and State standards and guidelines



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

**EXHIBIT A**

99-2-39

99-0089186

**STATEMENT OF COMMITMENTS**

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

In accordance with I.C. 36-7-4-613 or I.C. 36-7-4-614, the owner of the real estate located in Marion County, Indiana, which is described below, makes the following COMMITMENTS concerning the use and development of that parcel of real estate:

Legal Description: (insert here or attach)

**Statement of COMMITMENTS:**

1. The owner agrees to abide by the Open Occupancy and Equal Employment Opportunity Commitments required by Metropolitan Development Commission Resolution No. 85-R-69, 1985, which commitments are attached hereto and incorporated herein by reference as Attachment "A".
2. See Exhibit B attached hereto
- 3.
- 4.
- 5.

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

*MDC's Exhibit B -- page 1*

COMMITMENTS contained in this instrument shall be effective upon:

- (a) the adoption of rezoning petition # 99-Z-39 by the City-County Council changing the zoning classification of the real estate from a \_\_\_\_\_ zoning classification to a C-1 zoning classification; or
- (b) the adoption of approval petition # \_\_\_\_\_ by the Metropolitan Development Commission;

and shall continue in effect for as long as the above-described parcel of real estate remains zoned to the C-1 zoning classification or until such other time as may be specified herein.

These COMMITMENTS may be enforced jointly or severally by:

1. The Metropolitan Development Commission;
2. Owners of all parcels of ground adjoining the real estate to a depth of two (2) ownerships, but not exceeding six-hundred-sixty (660) feet from the perimeter of the real estate, and all owners of real estate within the area included in the petition who were not petitioners for the rezoning or approval. Owners of real estate entirely located outside Marion County are not included, however. The identity of owners shall be determined from the records in the offices of the various Township Assessors of Marion County which list the current owners of record. (This paragraph defines the category of persons entitled to receive personal notice of the rezoning or approval under the rules in force at the time the commitment was made);
3. Any person who is aggrieved by a violation of either of the Commitments contained in Commitment #1 (Open Occupancy and Equal Employment Opportunity Commitments); and
4. \_\_\_\_\_

The undersigned hereby authorizes the Division of Neighborhood Services of the Department of Metropolitan Development to record this Commitment in the office of the Recorder of Marion County, Indiana, upon final approval of petition # 99-Z-39.

IN WITNESS WHEREOF, Stephen P. Hokanson owner has executed this instrument this 15 day of April, 19 99.

Signature: Stephen P. Hokanson Signature: \_\_\_\_\_  
Printed: Stephen P. Hokanson Printed: \_\_\_\_\_

STATE OF INDIANA )  
 ) SS:  
COUNTY OF MARION )

Before me, a Notary Public in and for said County and State, personally appeared Stephen P. Hokanson, owner(s) of the real estate who acknowledged the execution of the foregoing instrument and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this  
15th day of April, 19 99  
Nancy L. Watson  
Notary Public  
Nancy L. Watson  
Printed Name of Notary Public  
My Commission expires: 10-15-06  
My County of residence: Marion

This instrument was prepared by Mary E. Solada, Bingham Summers Welsh & Spilman, 10 West Market, Suite 2700  
Indianapolis, Indiana 46204  
MDC's Exhibit B - - page 2

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

**ATTACHMENT "A"**

**OPEN OCCUPANCY AND EQUAL EMPLOYMENT OPPORTUNITY COMMITMENT**

- (a.) The owner commits that he shall not discriminate against any person on the basis of race, color, religion, ancestry, national origin, handicap or sex in the sale, rental, lease or sublease, including negotiations for the sale, rental, lease or sublease, of the real estate or any portion thereof, including, but not limited to:
- (1) any building, structure, apartment, single room or suite of rooms or other portion of a building, occupied as or designed or intended for occupancy as living quarters by one or more families or a single individual;
  - (2) any building, structure or portion thereof, or any improved or unimproved land utilized or designed or intended for utilization, for business, commercial, industrial or agricultural purposes;
  - (3) any vacant or unimproved land offered for sale or lease for any purpose whatsoever.
- (b.) The owner commits that in the development, sale, rental or other disposition of the real estate or any portion thereof, neither he nor any person engaged by him to develop, sell, rent or otherwise dispose of the real estate, or portion thereof shall discriminate against any employee or applicant for employment, employed or to be employed in the development, sale, rental or other disposition of the real estate, or portion thereof with respect to hire, tenure, conditions or privileges of employment because of race, color, religion, ancestry, national origin, handicap or sex.

**EXEMPT PERSONS AND EXEMPT ACTIVITIES**

An exempt person shall mean the following:

1. With respect to commitments (a) and (b) above:
  - (a) any not-for-profit corporation or association organized exclusively for fraternal or religious purposes;
  - (b) any school, educational, charitable or religious institution owned or conducted by, or affiliated with, a church or religious institution;
  - (c) any exclusively social club, corporation or association that is not organized for profit and is not in fact open to the general public;

provided that no such entity shall be exempt with respect to a housing facility owned and operated by it if such a housing facility is open to the general public;

2. With respect to commitment b, a person who employs fewer than six (6) employees within Marion County.

An exempt activity with respect only to commitment (a) shall mean the renting of rooms in a boarding house or rooming house or single-family residential unit; provided, however, the owner of the building unit actually maintains and occupies a unit or room in the building as his residence, and, at the time of the rental the owner intends to continue to so occupy the unit or room therein for an indefinite period subsequent to the rental.

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

EXHIBIT B

CASE 99-Z-39  
9150 East 21<sup>st</sup> Street

COMMITMENTS

1. Petitioner shall cause a boulevard entrance to be developed from 21<sup>st</sup> Street which shall taper into a single roadway approximately 100 feet north of the right-of-way line of 21<sup>st</sup> Street.
2. Petitioner shall present a landscape plan for approval by the Administrator of the Division of Neighborhood and Development Services and to the Far Eastside Neighborhood Association (FENA) for review.
3. No pole sign or off-site advertising signs shall be erected on the subject property or cell/broadcast towers or structure(s).
4. The office buildings to be developed on this subject property shall be residential in appearance and shall feature not greater than two stories, although due to peaked roof lines, may reach or exceed the 35 foot height limitation allowed in the C1 district.
5. Petitioner shall use best efforts to minimize spillover of site lighting onto adjoining properties.
6. At least 75% of the structures to be developed on the subject property shall feature primarily brick exteriors or exterior finish insulation system. No vinyl shall be used as a primary exterior material.
7. Petitioner shall upon request of Department of Capital Asset Management (DCAM) dedicate 60 feet of right-of-way north of the centerline of 21<sup>st</sup> Street. The driveway from 21<sup>st</sup> Street to the subject property shall conform to DCAM standards.

405306.4

## EXHIBIT B

### Heritage Tree Conservation

Removal of any Heritage Tree is prohibited unless any of the following determinations are made before removal:

1. The Administrator or the city's Urban Forester determines that the tree is dead, significantly and terminally diseased, a threat to public health or safety, or is of an undesirable or nuisance species.
2. The Director of the Department of Public Works determines that the tree interferes with the provision of public services or is a hazard to traffic.
3. The Administrator determines that the location of the tree is preventing development or redevelopment that cannot be physically designed to protect the tree.
4. The site from which the tree is removed is zoned D-A and the tree is harvested as timber or similar forestry product.

<b>Table 744-503-3: Replacement Trees</b>		
<b>Size of tree removed or dead (inches)</b>	<b>Number of Trees to be planted to replace a Heritage Tree</b>	<b>Number of Trees to be planted to replace an existing tree</b>
Over 36 DBH	15	10
25.5 to 36 DBH	11	8
13 to 25 DBH	8	6
10.5 to 12.5 DBH	6	4
8.5 to 10 DBH	5	4
6.5 to 8	3	2
4 to 6	2	2
2.5 to 3.5	1	1

## EXHIBIT C

### 3.2 Field Delineation

#### 3.2.1 Site Description

The general habitat survey conducted within the Study Area identified seven (7) land cover classifications (Table 2), including Grassland/Herbaceous, Woodlot/Hedgerow, Palustrine Forested Wetland, Palustrine Emergent Wetland, Developed, Palustrine Scrub-Shrub Wetland, and Riverine (**Figure 6; Appendix A**).

**TABLE 2. LAND COVER CLASSIFICATIONS AND DESCRIPTIONS IN THE STUDY AREA**

Vegetation Community Type	Description	Approximate Acreage Within the Project Study Area	Percentage of Project Study Area
Grassland / Herbaceous	Large field that is minimally maintained. Evidence of some mowing given the lack of emergent shrubs within the field; areas with some mowing, generally located on roadside edges. Dominant species included: tall fescue ( <i>Schedonorus arundinaceus</i> ), poison ivy ( <i>Toxicodendron radicans</i> ), Japanese honeysuckle ( <i>Lonicera japonica</i> ), with distinct patches of large hop trefoil ( <i>Trifolium aureum</i> ), zigzag clover ( <i>Trifolium medium</i> ), and crownvetch ( <i>Securigera varia</i> ). Aside from these dominate species, the field has a variety of other native and non-native species.	13.79	44.9%
Woodlot / Hedgerow	Trees and shrubs between properties often signifying the property line and/or small woodland stands (<35 acres) between developed/maintained lands. Within the study area there are distinct areas composed solely of large trees with a shrub understory (e.g., south and east boundaries), dominated by black oak ( <i>Quercus velutina</i> ), box elder ( <i>Acer negundo</i> ), silver maple ( <i>A. saccharinum</i> ), sugar maple ( <i>A. saccharum</i> ), hackberry ( <i>Celtis occidentalis</i> ), pignut hickory ( <i>Carya glabra</i> ), and shagbark hickory ( <i>C. ovata</i> ). However, much of the site is covered dense shrubs (western and southeastern boundaries), significantly gray dogwood ( <i>Cornus racemosa</i> ), eastern red cedar ( <i>Juniperus virginiana</i> ), bush honeysuckle ( <i>Lonicera</i> sp.), and red mulberry ( <i>Morus rubra</i> ). Along the northern section, large saplings and shrub predominate (same species) with an understory of poison ivy.	8.77	28.6%

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Division of Planning  
Current Planning**

<b>Vegetation Community Type</b>	<b>Description</b>	<b>Approximate Acreage Within the Project Study Area</b>	<b>Percentage of Project Study Area</b>
Palustrine Forested Wetland (PFO)	Wetlands dominated by either large or sapling trees. There are four PFO components across three wetlands within the Study Area, dominated by either red maple ( <i>A. rubrum</i> ) and slippery elm ( <i>Ulmus rubra</i> ), cottonwood ( <i>Populus deltoides</i> ), or slippery elm and white ash ( <i>Fraxinus americana</i> ). The maple-elm and ash-elm wetlands had a very dense canopy, open water, and very little to no herbaceous plants. By contrast, the two cottonwood PFOs had more open canopy resulting in a more diverse understory of shrubs and herbaceous species along the edges of open water, including gray dogwood, sandbar willow ( <i>Salix interior</i> ), poison ivy, bald spikerush ( <i>Eleocharis erythropoda</i> ), Indian hemp ( <i>Apocynum cannabinum</i> ), and rufous bulrush ( <i>Scirpus pendulus</i> ).	4.77	15.5%
Palustrine Emergent Wetland (PEM)	Wetland dominated by herbaceous species. There are five PEM components across three wetlands within the Study Area. Three PEMs within the main field are dominated by Indian hemp, troublesome sedge ( <i>Carex molesta</i> ), Gray's sedge ( <i>C. grayi</i> ), rufous bulrush, foxtail barley ( <i>Hordeum jubatum</i> ), and purple loosestrife ( <i>Lythrum salicaria</i> ). On the northern boundary, the PEMs are different with taller vegetation and less diversity with Indian hemp, tall ironweed ( <i>Vernonia gigantea</i> ), and cattail ( <i>Typha</i> sp.)	2.91	9.5%
Developed	Maintained lawn located on the southwest corner of the Study Area, serves as the approach to the field. Also, a portion of the Study Area north of a commercial area on the westernmost edge is also classified as Developed.	0.38	1.2%
Palustrine Scrub-Shrub Wetland (PSS)	Wetland dominated by woody shrub species. There is one PSS wetland component within one wetland within the Study Area, dominated by dense bush honeysuckle, gray dogwood, poison ivy, sapling white ash, with minor amounts of native herbaceous species.	0.06	<0.01%
Riverine	One perennial stream and its associated vegetation in the bed and bank.	0.02	<0.01%
<b>Totals</b>		<b>30.70</b>	<b>100%</b>





View looking west along East 21<sup>st</sup> Street



View looking west along East 21<sup>st</sup> Street



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



View of site looking northeast across East 21<sup>st</sup> Street



View of site looking north across East 21<sup>st</sup> Street





View looking north across East 21<sup>st</sup> Street



View of site looking north across East 21<sup>st</sup> Street

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



View of site looking northwest across intersection of East 21<sup>st</sup> Street / Shenandoah Drive



**METROPOLITAN DEVELOPMENT COMMISSION**

**June 18, 2025**

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

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

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

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

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

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

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

**Current Land Use:** Undeveloped

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

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

**PETITION HISTORY**

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

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

**Approved Petitions**

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

**Denial Petitions**

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

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

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

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

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

**ADDENDUM MAY 29, 2025 HEARING EXAMINER**

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

The petitioner agreed to three commitments from a registered neighborhood organization

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

Staff has no objection to the commitments.

**ADDENDUM MAY 15, 2025 HEARING EXAMINER**

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

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

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

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

1. That the applicant provides a bond, as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.

6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
12. The plat shall be recorded within two (2) years after the date of conditional approval by the Hearing Examiner.

#### **ADDENDUM APRIL 10, 2025 HEARING EXAMINER**

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

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

#### **ADDENDUM MARCH 27, 2025 HEARING EXAMINER**

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

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

#### **ADDENDUM FEBRUARY 27, 2025 HEARING EXAMINER**

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

#### **JANUARY 23, 2025**

This is the first public hearing for this petition.

#### **STAFF RECOMMENDATION**

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

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

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

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

## PETITION OVERVIEW

### LAND USE

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

### VARIANCE OF DEVELOPMENT STANDARDS

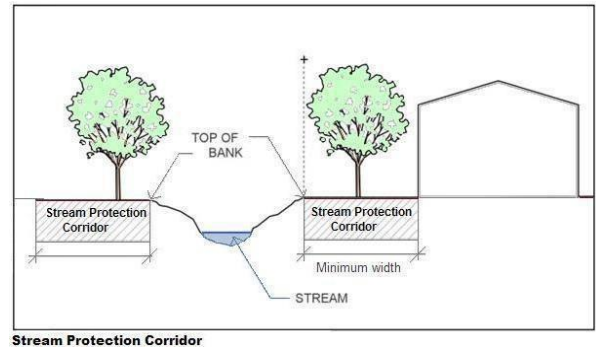
The petition has requested two variances of development standards.

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

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

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

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



## PLAT

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

## STREETS

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

## SIDEWALKS

Sidewalks are existing along 12th Street.

## STAFF ANALYSIS

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

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

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-A	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Large-Scale Park	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	D-8	Residential (Single-family dwellings)
South:	D-3	Residential (Single-family dwellings)
East:	D-8	Residential (Single-family dwellings)



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

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

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

### Pattern Book / Land Use Plan

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

### Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

### Neighborhood / Area Specific Plan

- Not Applicable to the Site.

### Infill Housing Guidelines

- **SITE CONFIGURATION**

- **Front Setbacks**

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

- **Building Orientation**

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

**Indy Moves**

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

- Not Applicable to the Site.

## ZONING HISTORY

### Zoning History - Vicinity

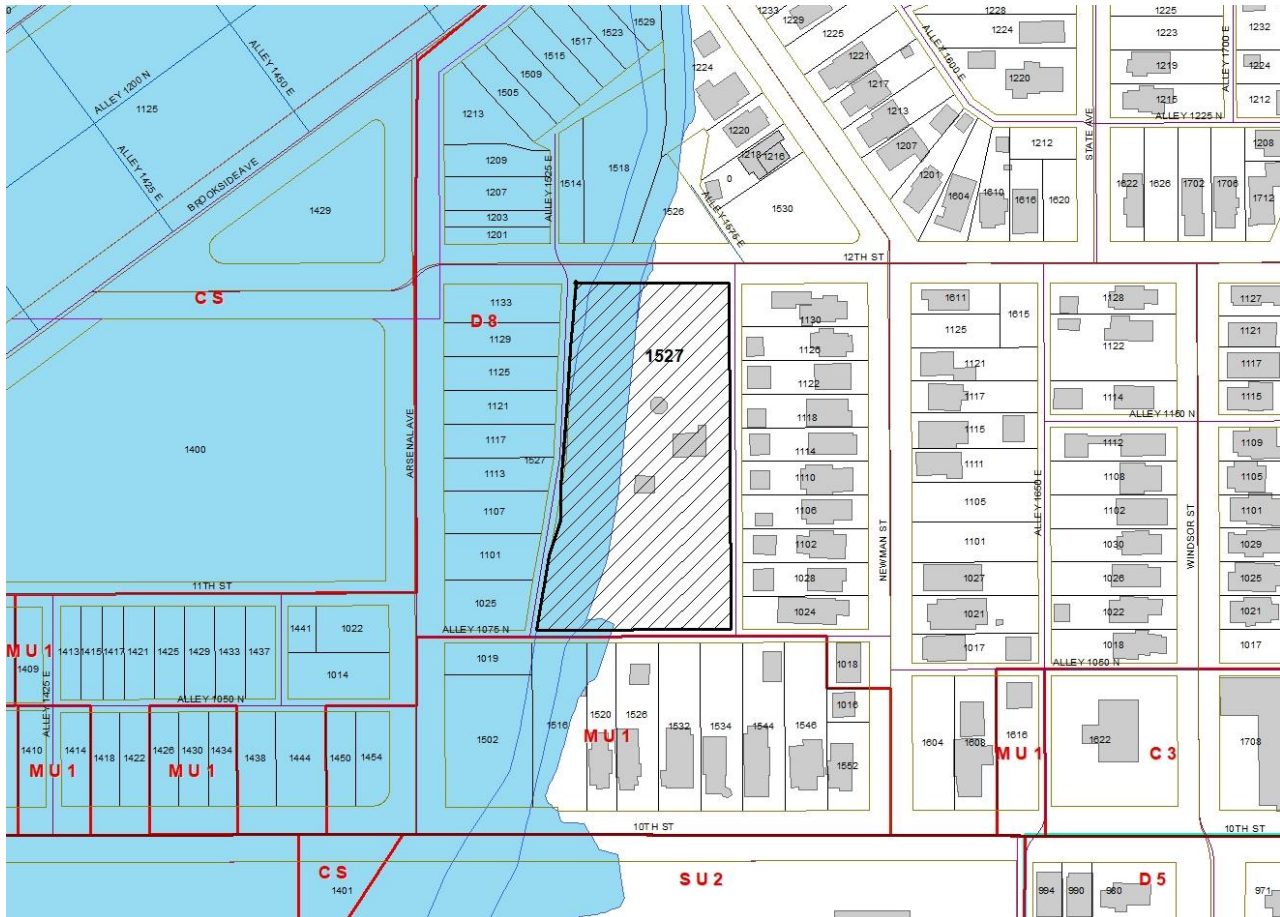
**2020ZON027; 1018 Newman Street** (southeast of site), Rezoning of 0.06 acre from the MU-1 district to the D-8 district, **approved**.

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

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

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

## EXHIBITS



## MEMORANDUM OF EXAMINER'S DECISION

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

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

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

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

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

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

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

For Metropolitan Development Commission Hearing on June 18, 2025



Department of Metropolitan Development  
Division of Planning  
Current Planning

Petition Number 2024-CVR-855B

**METROPOLITAN DEVELOPMENT COMMISSION HEARING  
EXAMINER**

**METROPOLITAN BOARD OF ZONING APPEALS, Division  
OF MARION COUNTY, INDIANA**

**PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS  
FINDINGS OF FACT**

1. **The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:**  
significant mature trees and vegetation will remain in the stream protection corridor and supplemental plantings will be added as warranted to mitigate any impact from the proposed building encroachments.
  
2. **The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:**  
the proposed development will be consistent with the development pattern of the neighborhoods where buildings set back less than sixty feet (60') from the top of the stream bank are commonplace.
  
3. **The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:**  
it would render more than half of the nearly two-acre site unbuildable and would either require the site to remain as one parcel, which is an unrealistically large size for an urban residential parcel, or it would require multiple homes to be all built along the far eastern side of the property with limited or no visibility from a public street.

**DECISION**

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

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

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



Department of Metropolitan Development  
Division of Planning  
Current Planning

Petition Number 2024-CVR-855A

METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER  
METROPOLITAN BOARD OF ZONING APPEALS, Division \_\_\_\_\_  
OF MARION COUNTY, INDIANA

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

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

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

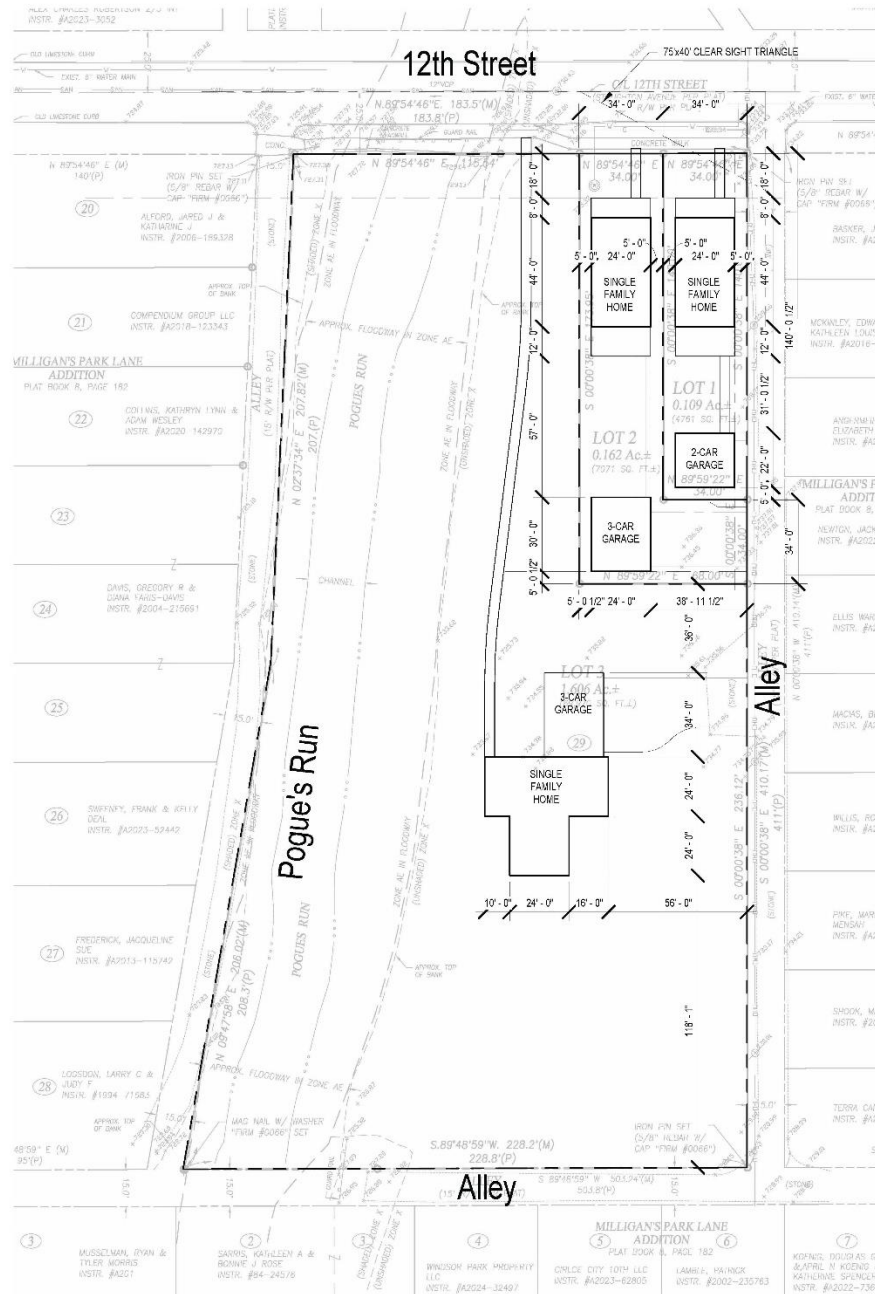
2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

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

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

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





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

**WOVE**

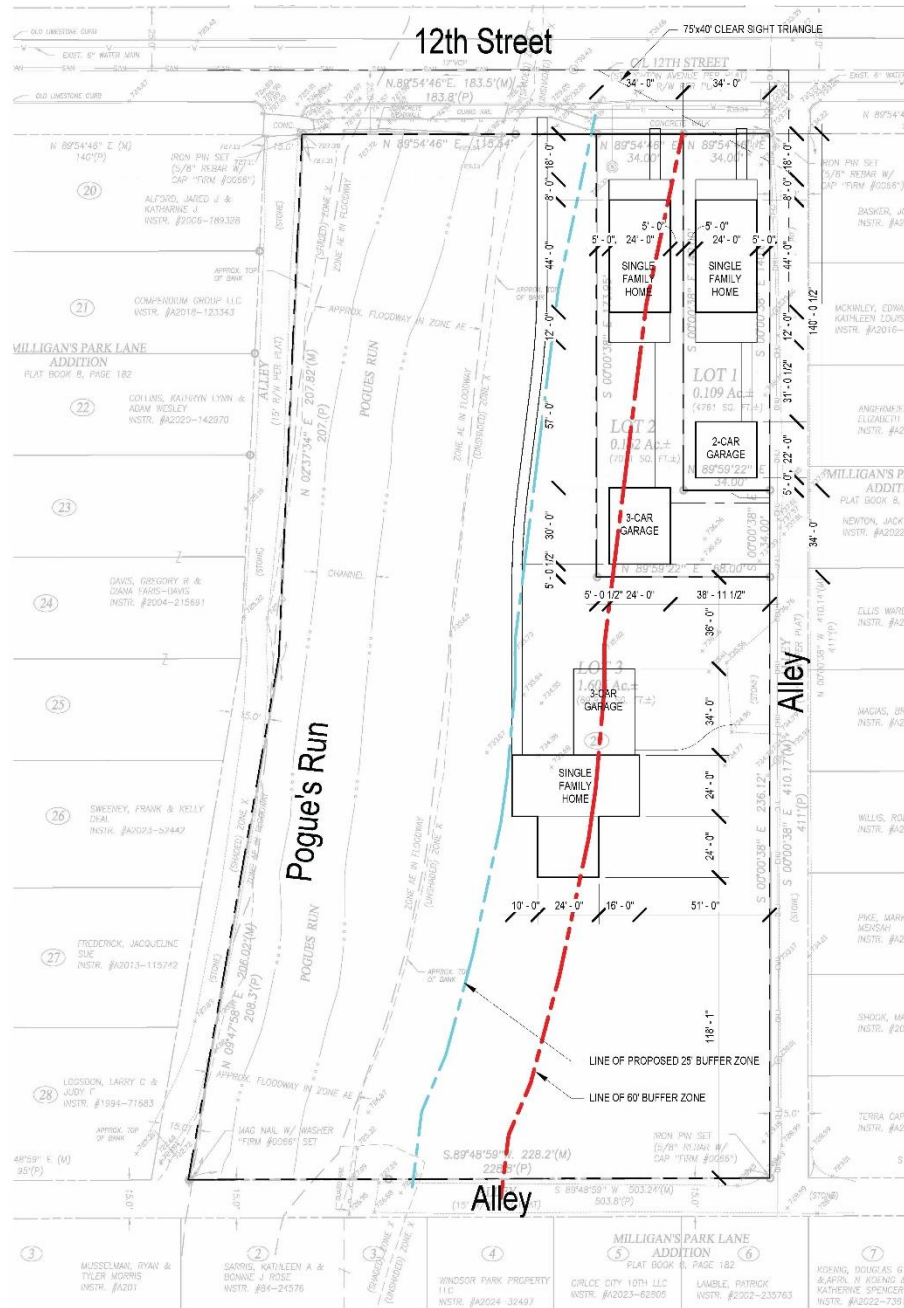


0 20' 40' 80'  
 SCALE: 1" = 40'-0"

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

Figure 1 Original Site Plan 12.10.2024





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

**WAVE**  
 ARCHITECTURE + DESIGN

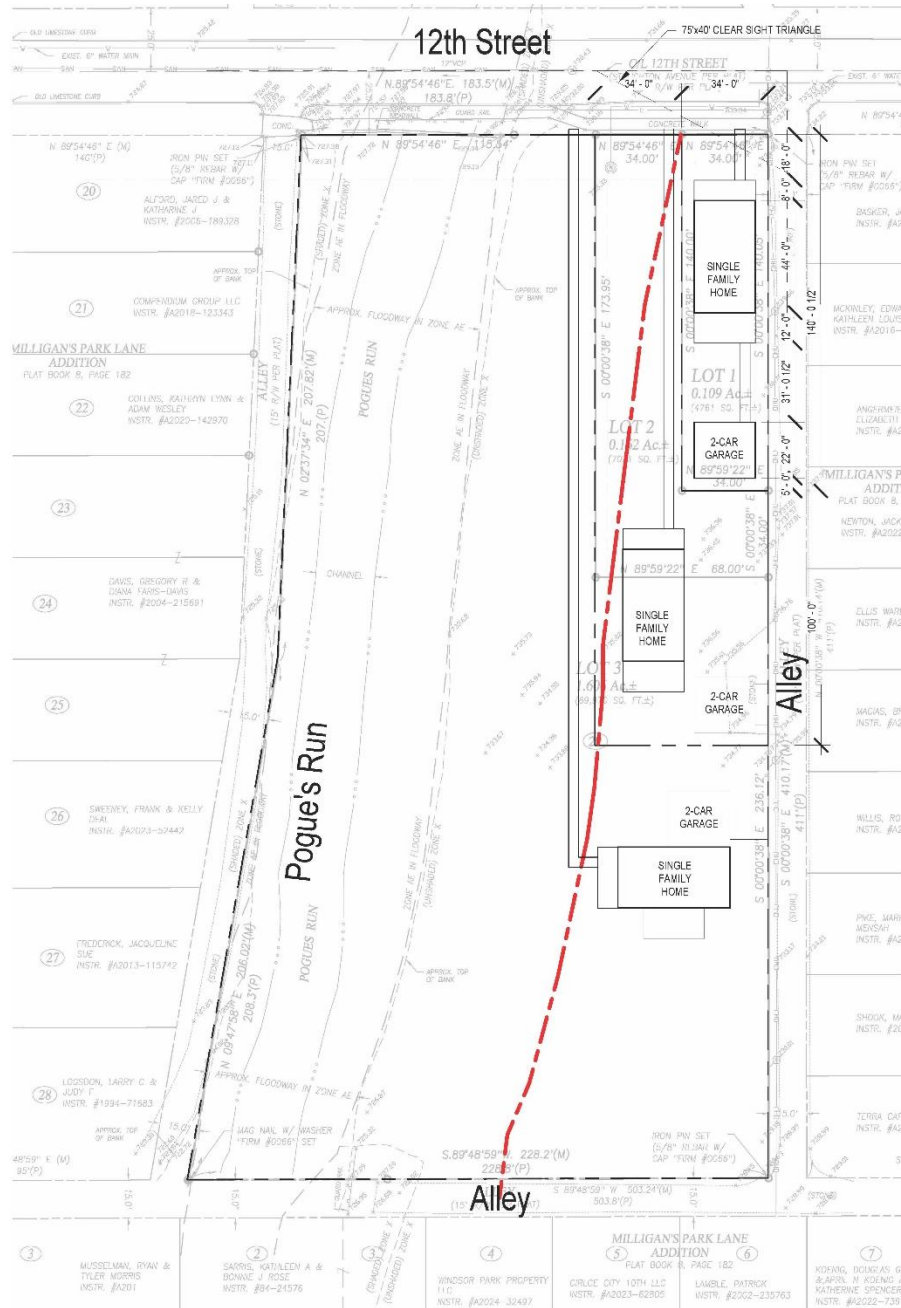


0 20' 40' 80'  
 SCALE: 1" = 40'-0"

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

**SD00**

Figure 2 New Site Plan 5.1.2024



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

Figure 3 Complaint to Stream Protection Corridor



View look at the ally access



Looking at the residence across from subject site





From the ally looking at subject site



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





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



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

**STREAM PROTECTION CORRIDOR VARIANCE**

**METROPOLITAN DEVELOPMENT COMMISSION**

**HEARING EXAMINER**

**PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS**

**FINDINGS OF FACT**

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

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

**2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:**

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

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

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



**FRONT BUILDING LINE VARIANCE**

**METROPOLITAN DEVELOPMENT COMMISSION**

**HEARING EXAMINER**

**PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS**

**FINDINGS OF FACT**

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

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

**2.The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:**

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

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

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



# PRELIMINARY PLAT REVIEW

Lot 29- Milligan's Park Lane Addition

## GENERAL COMMENTS

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

## SOIL TYPES & DRAINAGE RECOMMENDATIONS

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

## MISSION

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

## Contact

PHONE:  
317-786-1776

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

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

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

## ADDRESS

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

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

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#### DOWNSTREAM LIMITATIONS/CONCERNS

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

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

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#### SUGGESTED PROTECTIVE BUFFER LOCATIONS

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

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#### EROSION CONTROL RECOMMENDATIONS

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

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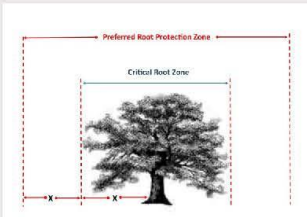
#### SENSITIVE AREA PROTECTION

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

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

## TREE PROTECTION & PLANTING



### Tree Protection

Preserving & protecting existing quality trees on a construction site can enhance the aesthetics of a property, protect natural resources including soil & water, and can save the expense of planting new smaller-grade trees on the back end of the project. Protect trees by fencing off and posting preservation areas around the trees. Protecting the tree root zones from compaction and stockpiled topsoil (which can suffocate the trees) is vital to maintaining tree health during construction. While protecting the roots out to the drip line of the tree is essential, protecting the roots that extend beyond this area is preferred. The preferred tree protection zone is calculated by measuring the distance from the trunk to the edge of the dripline (critical root zone) and adding that distance outside of the critical root zone area. (2X in diagram at left)

### Tree Planting

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

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

## RAIN GARDENS & BIOSWALES

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

## NATIVE PLANTINGS

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



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



**METROPOLITAN DEVELOPMENT COMMISSION**

**June 18, 2025**

**Case Number:** 2025-CPL-805/ 2025-CVR-805

**Property Address:** 7515 Camby Road (Approximate Address)

**Location:** Decatur Township, Council District #21

**Petitioner:** Abigail Wojciechowski, by David Gilman

**Current Zoning:** D-3

**Request:** 2025-CPL-805 (Amended)  
Approval of a Subdivision Plat to be known as Speer's Camby Retreat, dividing 6.686 acres into three lots.

2025-CPL-805D  
Waiver of the Subdivision Regulations Chapter 741-306 sidewalk requirement along Camby Road (sidewalks required).

2025-CVR-805C  
Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for future construction of a freestanding building, without the required installation of sidewalks (required).

**Current Land Use:** Residential

**Staff Recommendations:** Staff Recommends transfer of the petition 2025-CPL-805 (Amended)

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

**PETITION HISTORY**

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

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

**Approved Petitions:**

- **2025-CPL-805 (Amended):** The subdivision plat for Speer's Camby Retreat was approved, dividing 6.686 acres into three lots, subject to 13 conditions.
- **2025-CVR-805A:** Variance granted to allow a 45-foot lot width for proposed Lot Two (minimum 70 feet required).
- **2025-CVR-805B:** Variance granted to allow on-site septic systems for each lot, despite the requirement for public sewer facilities

**Denied Petitions:**



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- **2025-CVR-805C:** Variance request for future construction of a freestanding building without required sidewalks.
- **2025-CPL-805D:** Waiver request for sidewalk requirements along Camby Road was denied.

Following the decision, the petitioner filed an appeal of the Hearing Examiner's decision of petitions **2025-CVR-805C and, 2025-CPL-805D**, as well as condition #13 of petition **2025-CPL805 (Amended)**, which states: "The sidewalk waiver request be denied". A memorandum outlining the Hearing Examiner's recommendation is attached.

Subsequently, petitioner has agreed to withdrawn **petitions** 2025-CPL-805D and 2025-CVR-805C; as such, corresponding appeals are no longer necessary.

Staff is **recommending the transfer** of petition **2025-CPL805 (Amended)** to the next Hearing Examiner docket for reconsideration without condition #13. The petitioner has agreed.

**ADDENDUM FOR MAY 29, 2029 HEARING EXAMINER**

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

**ADDENDUM FOR MAY 15, 2025 HEARING EXAMINER**

This petition was continued from the April 24, 2025 hearing to the May 15, 2025 hearing at the request of the petitioner. The request was amended to include a variance of development standards to provide for future construction of a freestanding building, without the required installation of frontage sidewalks (required).

Staff recommends **denial** of the variance requests:

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 45-foot lot width for proposed Lot Two (minimum 70-foot lot with required).

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for on-site septic systems for each lot (public sewer facility required)

Staff recommends **approval** of the variance requests.

Staff recommends that the Hearing Examiner **approve** and find that the plat, file-dated January 15, 2025 complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provides a bond, as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the Final Plat prior to recording.

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6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the Final Plat .
11. That all the standards related to Secondary Plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the Final Plat.
12. The plat shall be recorded within two (2) years after the date of conditional approval by the Hearing Examiner.
13. The sidewalk waiver request be denied.

**ADDEDUM FOR APRIL 24, 2025, HEARING EXAMINER**

This petition was continued at the request of the petitioner's representative from the March 27, 2025 hearing to the April 24, hearing in order to amend the petitioner request to file a waiver of the sidewalk requirements. The petitioner is requesting a continuance for cause from the April 24, 2025 hearing to the May 15, 2025 hearing to allow the petitioner to amend the petition and add an additional variance request, this will require new notice.

**ADDENDUM FOR MARCH 27, 2025 HEARING EXAMINER**

This petition was continued from the February 27, 2025 hearing to the March 27, 2025 hearing at the request of the petitioner's representative.

Petitioner is requesting a continuance for cause from the March 27, 2025 hearing to the April 24, 2025 hearing to allow the petitioner additional time to file waiver of the sidewalk requirements. This request will require new notice.

**FEBRUARY 27, 2025**

This is the first public hearing for this petition.

**STAFF RECOMMENDATION**

Staff **recommends approval** variance request approval be subject to the following commitment being reduced to writing on the Commission's Exhibit "C" form at least three days prior to the MDC hearing:

1. All lots will be required to connect to the city sewer, when the sewer lines reach the closest lot.

Staff recommends that the Hearing Examiner **approve** and find that the plat, file-dated January 15, 2025 complies with the standards of the Subdivision regulations, subject to the following conditions:

1. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.

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2. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
4. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the Final Plat prior to recording.
5. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording
6. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
7. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
8. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
9. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the Final Plat.
10. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the Final Plat.

## PETITION OVERVIEW

### LAND USE

The 6.686 acres subject site is developed with a single-family dwelling use. The project address of 7515 Camby Road. The surrounding property is zoned D-3 and is used as single-family residential.

### PLAT

This petition seeks approval of a subdivision plat to be known as **Speer's Camby Retreat**, dividing the 6.686 acre into three (3) lots. The proposed density is 0.448 dwelling units per acre, significantly below the typical D-3 zoning district of 2.6 dwelling units per acre (approximately 17-lots)

### Streets

Proposed Lot One, Two, and Three all front Camby Road. No new streets are proposed as part of this subdivision.

### Sidewalks

There are currently no sidewalks along Camby Road.

The petitioner has requested:

- A **waiver from the Subdivision regulation** (Section 741-306) to not install sidewalks; and
- A **variance from the Zoning Ordinance** (Section 744-302.F) to waive the requirement for sidewalk installation associated with new construction

## Waivers

The petitioner requested a waiver from the Subdivision regulation (**741-306**) to not install a sidewalk, The petitioner has also requested a variance from the development standards to not install a sidewalk.

## VARIANCE OF DEVELOPMENT STANDARDS

The petitioner is requesting the following variances:

1. **Lot Width (Table 742-103-5):**  
Relief from the 70-foot minimum lot width requirement for **Lot Two** only. Lots One and Three comply. Staff notes that the proposed lot width at the building setback line for Lot Two would be approximately **210 feet**, which exceeds the required minimum when measured at the buildable area.
2. **Connection to Utilities (Section 742-103. A.4):**  
Relief from the requirement to connect to public water and sanitary sewer. The petitioner proposes the use of **on-site septic systems**.
3. **Sidewalk Installation (Section 744-302.F):**  
Relief from the requirement to construct sidewalks along the property's Camby Road frontage.
4. **Waiver of Sidewalks (Section 744-301.G):**  
A waiver request from contributing to the City's sidewalk fund in lieu of installing sidewalks. Staff notes that this provision is intended for **extreme physical constraints**, which the site does not demonstrate. No supporting documentation of hardship or physical constraints was submitted.

## DEPARTMENT OF PUBLIC WORKS

The Department of Public Works, Traffic Engineering Section, has requested the **dedication and conveyance of a 40-foot half right-of-way** along Camby Street. This dedication would also be consistent with the Marion County Thoroughfare Plan.

## STAFF ANALYSIS

Sidewalks are a critical component of urban infrastructure, contributing to pedestrian safety, accessibility, and the overall walkability of neighborhoods. Within the City of Indianapolis, sidewalk requirements are governed by both the Subdivision Control Ordinance (Chapter 741) and the Zoning Ordinance (Chapter 744), each applying under specific development scenarios.

## Subdivision Development Requirements

When a petitioner is platting land, sidewalk installation is mandated under Section 741-306 of the Subdivision Control Ordinance. This requirement applies to both minor subdivisions (three (3) lots or fewer) and major subdivisions. If a petitioner seeks relief from this requirement, they may request a waiver

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of standards pursuant to Section 741-205. When such a waiver is granted, it is contingent upon the execution of a written agreement and a contribution in lieu of sidewalks under Section 744-301.G, which is directed to the City for the future provision of sidewalks within Marion County. The rate for this contribution is set annually.

### **New Construction Requirements**

Similarly, sidewalk installation is required for all new construction projects under Section 744-301 of the Zoning Ordinance. A petitioner may request a waiver under Subsection 744-301.G. If granted, the waiver is again subject to a written agreement and the same in-lieu contribution requirement as specified for subdivisions.

In both contexts—platting and new construction—the intent of the in-lieu contribution is to ensure that the broader goal of a connected sidewalk network is still advanced, even in cases where physical sidewalk installation may not occur on-site

The petitioner is requesting a variance from the requirement to either install sidewalks or make the in-lieu contribution. Staff notes that **Section 744-303**, which pertains to **Single-and Two-Family Sidewalk Standards**, includes a provision that allows relief from sidewalk installation for properties located in residential areas approved without sidewalks and not part of a major subdivision, provided that neither adjacent lot contains a sidewalk.

However, staff emphasizes that this provision was clearly intended to offer relief to individual homeowners within older, established neighborhoods that predate current sidewalk regulations—not to exempt newly platted developments from contributing to the City’s sidewalk network. The variance request would bypass the in-lieu contribution that serves as a critical tool for long-term infrastructure investment

Given the intent and structure of existing sidewalk policies, staff recommends **denial** of the variance request. Upholding sidewalk requirements ensures continuity in pedestrian infrastructure, equitable investment in community walkability, and adherence to the principles guiding urban development in Marion County.

Staff **recommends approval** of the variance for on-site septic systems with the condition that connection to the city sewer be made when the sewer lines reach the closest lot.

Staff **recommends approval** of the variance of Lot Width; the property will have an average lot width that exceeds the 70 ft. lot width requirement. Lot width is measured at the building setback line. If we measure the lot width at the proposed building line for lot 2 it would have a lot width of 210 ft.

Staff **recommends denial** of the variance to provide for future construction without the required installation of frontage sidewalks along Camby Road. The petitioner has shown no hardship, and removal of the sidewalk requirement poses harm to the public. The petitioner's argument that there are no sidewalks nearby so they should not install falls flat, as sidewalk installation must begin somewhere. The installation of the sidewalk will lead to the petition of more sidewalks in the future.



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Staff is supportive of the subdivision plat because it will meet the D-3 standards apart from the variances for the public utilities and lot width.

**GENERAL INFORMATION**

Existing Zoning	D-3	
Existing Land Use	Residential	
Comprehensive Plan	Rural or Estate Neighborhood	
Surrounding Context	<u><b>Zoning</b></u>	<u><b>Land Use</b></u>
	North:	D-3 Residential (Single-family dwellings)
	South:	D-3 Residential (Single-family dwellings)
	East:	D-3 Residential (Single-family dwellings)
	West:	D-A Residential (Single-family dwellings)
Thoroughfare Plan		
Camby Road	Primary Arterial	80-foot proposed right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	Yes, Airspace Secondary Zoning District	
Wellfield Protection Area	No	
Site Plan	January 15, 2025	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	January 15, 2025	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

**ZONING HISTORY**

**Zoning History – Site**

**83-UV1-106A: 7515 Camby Road (subject site)**, Variance of use and development standards of the A-2 Marion County Master Plan Permanent Zoning Ordinance to allow a manufactured home to be placed behind the existing residence, **granted**

**Zoning History -Vicinity**

**88-UV3-20;7423 Camby Road, (east of site)**, Variance of use of the dwelling districts zoning ordinance to provide for the use of a mobile home during the construction of a single-family residence, **denied**.

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**2007-DV1-032; 7115 Camby Road (east of site)**, Variance of Development Standards of the Dwelling Districts Zoning Ordinance to provide for the construction of a 220-square foot sunroom addition, resulting in an accessory use area of 2,140 square feet or 124.6 percent of the total living area of the primary structure (maximum 1,717 square feet or 99.99 percent of the total living area of the primary dwelling permitted), and to legally establish the construction of a 720-square foot detached garage, resulting in an accessory building area of 1,440 square feet or 83.79 percent of the main floor area of the primary dwelling (maximum 1,288.5 square feet or 75 percent of the main floor area of the primary dwelling permitted), **approved**.

**2018-PLT-034; 7700 Camby Road (north of site)**, Approval of a Subdivision Plat, to be known as Camby Woods, Section Two, dividing 25.31 acres into 89 lots, **approved**.

**2015-PLT-015; 7700 Camby Road (north of site)**, Approval of a Subdivision Plat to be known as Camby Woods, Section Two, dividing 13.3 acres into 44 lots, **approved**

**2003-PLT-069; 7500 Camby Road (north of site)**, Approval of a Subdivision Plat, to be known as Camby Woods, dividing 74.745 acres into 269 lots, **withdrawn**

**2003-PLT-847; 7630 Camby Road (north of site)**, Approval of a Subdivision Plat, to be known as Camby Woods, dividing 74.745 acres into 269 lots, **approved**.

**96-P-71; 7720 Reynolds Road (south of site)**, plat approval to subdivide 2.038 acres into two single family lots, **approved**.

**91-HOV-69; 7609 Reynolds Road (south of site)**, Variance of Development Standards of the Dwelling Districts Zoning Ordinance to provide for construction of a single-family lot with 126.3 feet lot width at the required setback line (250 feet required), **approved**.

**2021-PLT-041; 6449 Kentucky Avenue (west of site)**, Approval of a Subdivision Plat to be known as Decatur Technology Park, dividing 130.58 acres into 12 lots, **withdrawn**.

**2022-PLT-015 6400 Kentucky Road Avenue (west of site)**, Approval of a Subdivision Plat to be known as Decatur Technology Park, dividing 130.55 acres into 11 lots (amended) Original request included a waiver of the Subdivision Regulations to provide for new cul-de-sac with a length of 1,235 feet (maximum 500-foot cul-de-sac permitted) and to provide for two new streets with block lengths of 1,361 feet and a 1,293 feet (maximum 1,250-foot block length permitted), **approved**

**98-CP-39P/98-CP-39V; 7802 Reynold Road (west of site)**, Variance of Development Standards of the Dwelling Districts Zoning Ordinance to allow for development of two 1.02-acre lots (minimum 3 acres required), **approved**

**86-SE2-5; 7878 Reynolds Roads (west of site)**, Variance of Manufactured Housing Special Exception to provide for single-family manufactured home, **denied**.

EXHIBITS

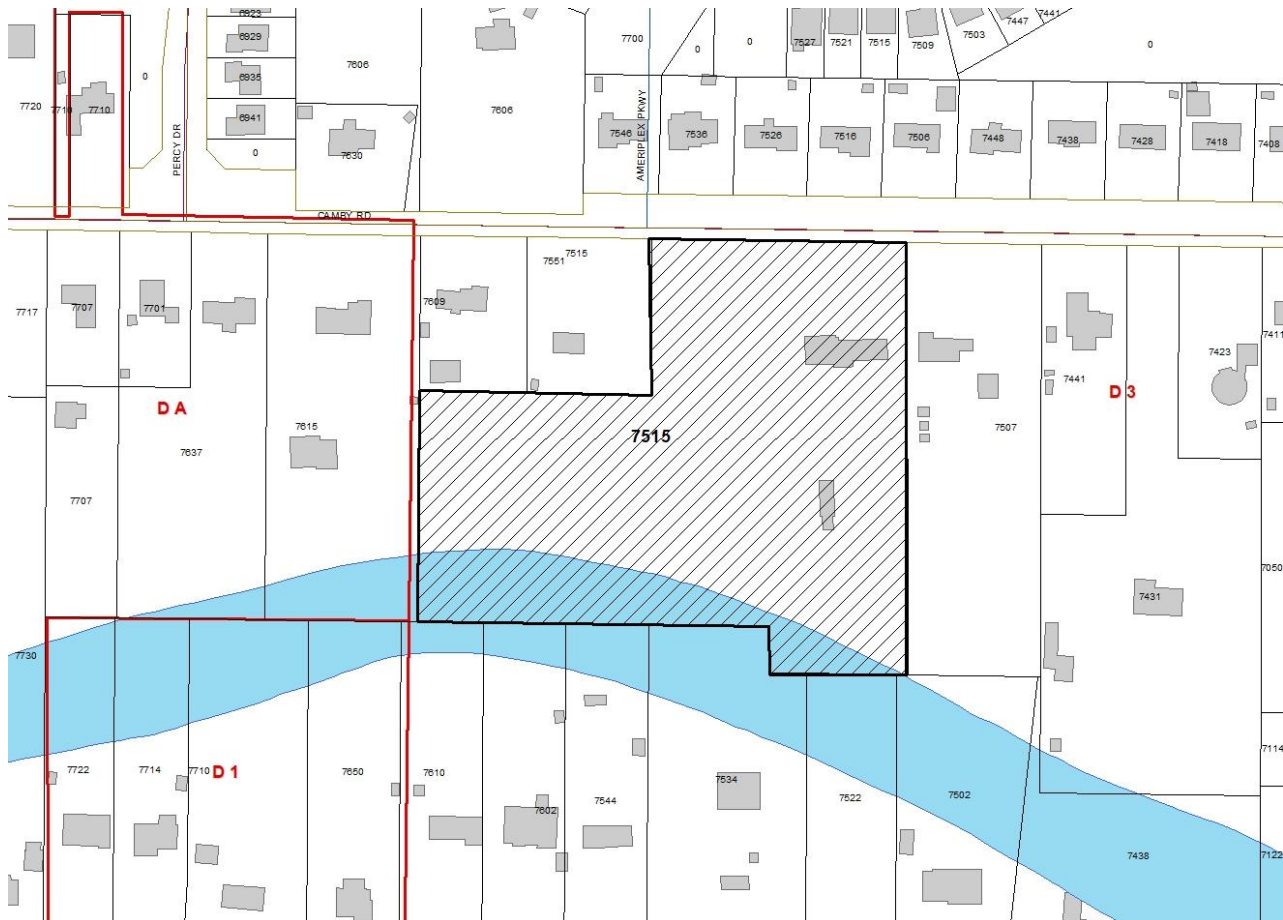


Figure 1 Area Map

## **MEMORANDUM OF EXAMINER'S DECISION**

**2025-CPL-805(amended)/CVR-805**

**7515 Camby Road**

The petitions request the approval of a subdivision plat, including waiver of sidewalk requirement along Camby Road, and variances of development standards to reduce minimum lot width for one lot, to permit on-site septic systems for each lot, and to permit future construction of a freestanding building without installation of frontage sidewalks.

Your Hearing Examiner visited the site prior to the hearing and noted the residence on it. The site is surrounded by single family residences.

The petitioner's representative mainly focused on the outstanding issue of not requiring sidewalks. The representative suggested that, based on history, sidewalks had not been required for previous minor plats. The representative stated that he was in ongoing discussions with DPW about this issue, particularly because there are not sidewalks along this section of Camby Road. The City-County Councillor spoke in favor of waiving the sidewalk requirement, and opined that right-of-way dedication requested along Camby Road is unnecessary.

A representative of Decatur Township Civic Council (DTCC) stated that additional right-of-way is needed and sidewalks are critical. DTCC has not supported sidewalk waivers in the past.

Staff reiterated that, while it could support the variances of lot width and public sewer facility, sidewalks are a part of the infrastructure and safety.

Because there was not opposition to the lot width and to permit on-site septic systems, your Hearing Examiner granted those variance requests. In your Hearing Examiner's opinion, sidewalks are integral to a safe, walkable neighborhood, and the variance to provide for future construction of a freestanding building without installation of frontage sidewalks was denied. Your Hearing Examiner also approved the plat with the condition that the sidewalk waiver request be denied.



Petition Number \_\_\_\_\_

**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER  
METROPOLITAN BOARD OF ZONING APPEALS, Division \_\_\_\_\_  
OF MARION COUNTY, INDIANA**

**PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS**

**FINDINGS OF FACT**

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

The property has approved soil reports for the use of an on-site sewage disposal system. The reduced lot width is due to topography of the site to place a house on the adjacent lot where the land is relatively level.

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:

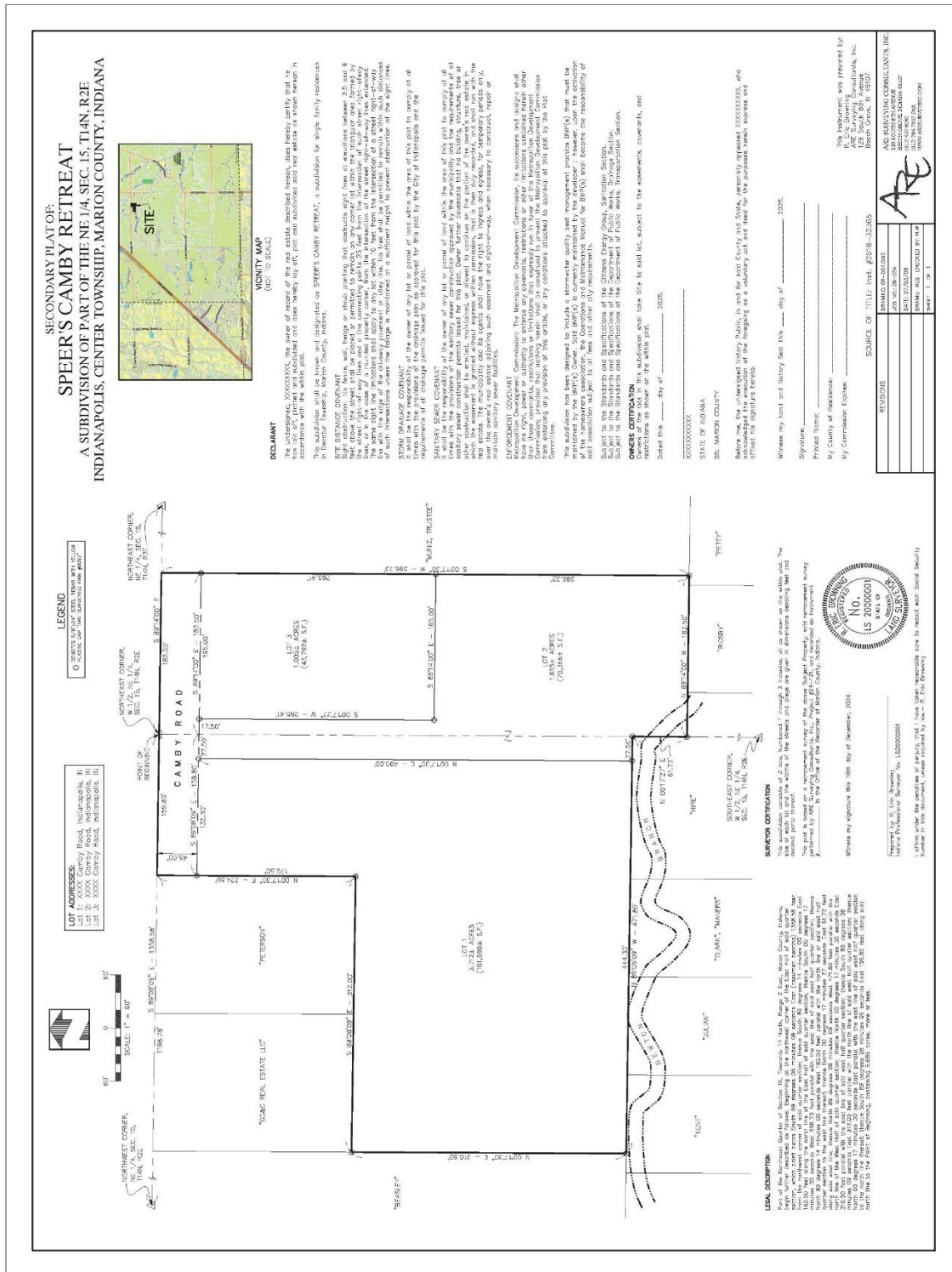
All the homes will be for single family residential use and compatible with the area homes.

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

The topography of the site restricts where home site and septic systems can be placed and the lot configuration will result in a narrow frontage for just 1 of the 3 lots.



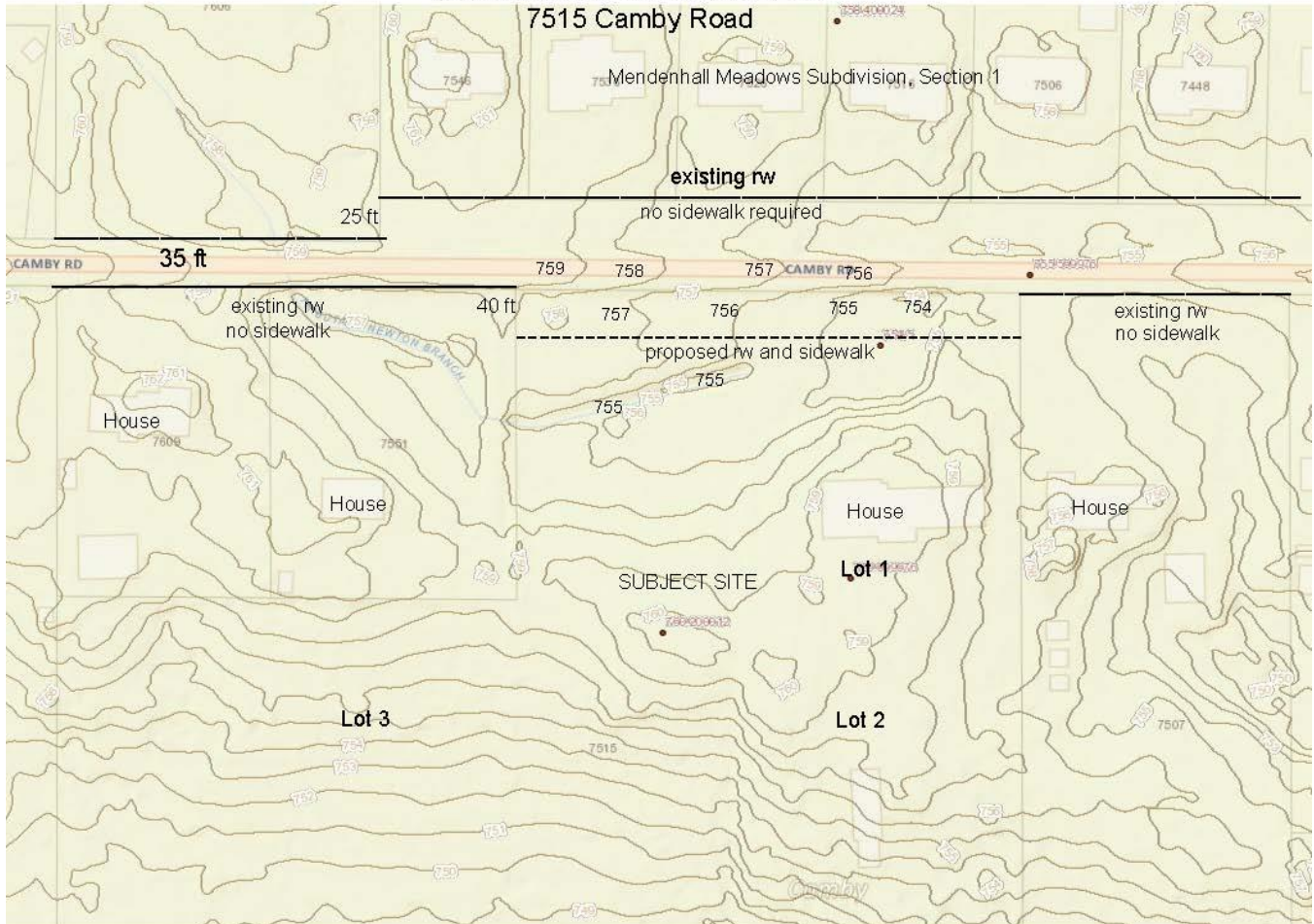
### Figure 2 Proposed Plat



# SIDEWALK WAIVER REQUEST

7515 Camby Road

Mendenhall Meadows Subdivision, Section 1





Department of Metropolitan Development  
Division of Planning  
Current Planning

Petition Number 2025-CVR-805 C

METROPOLITAN DEVELOPMENT COMMISSION  
METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER  
METROPOLITAN BOARD OF ZONING APPEALS, Division \_\_\_\_\_  
OF MARION COUNTY, INDIANA

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

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

The waiver of the sidewalk provision will not be injurious to the general public because it would not provide a reasonable public use and would not be functional for pedestrian traffic on the subject property.

A comprehensive pedestrian path is included in the Thoroughfare Plan design criteria for Camby Road and should be installed when the road is widened.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

There are no sidewalks along Camby Road and this area is fully developed with rural estate properties.

A comprehensive pedestrian path is included in the Thoroughfare Plan design criteria for Camby Road and should be installed when the road is widened.

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

Random segments of sidewalks that will serve no functional use will have a negative visual impact on the property and cause unnecessary maintenance responsibilities for the subject homeowners.

A comprehensive pedestrian path is included in the Thoroughfare Plan design criteria for Camby Road and should be installed when the road is widened.

The financial payment into a sidewalk provision fund is not practical for rural homeowners who have larger frontages and are expected to contribute a substantial payment.

DECISION

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

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

Department of Metropolitan Development  
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Petition Number 2025-CVR-805 D

**REQUESTED WAIVER:**

**METROPOLITAN DEVELOPMENT COMMISSION  
PLAT COMMITTEE  
HEARING EXAMINER  
OF MARION COUNTY, INDIANA**

**WAIVER OF THE SUBDIVISION REGULATIONS  
FINDINGS OF FACT**

1. The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property because:

The proposed sidewalk will not have any public use now or in the foreseeable future given the area development pattern.

2. The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property because:

There are no opportunities to connect to sidewalks in either direction of the subject property's frontage. The existing right of way line and the proposed right of way line are approximately 40 feet apart and will not allow for a safe transition to extend a sidewalk to the adjacent properties.

3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out:

There are no physical sidewalks to connect to in either direction or across from the subject property. A large mature heritage tree will need removed and the sidewalk cannot be design around the tree without significant damage to its root system.

The road surface elevation is 2 feet higher than the adjacent grade on the subject site. The required placement of the sidewalk (approx. 1 ft inside the proposed right of way) will impede proper drainage to the remaining parcel since the sidewalk will be elevated to match the grade of Camby Road.

4. The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation because:

The minor plat meets the design criteria and City department standards in all aspects, except for the installation of a sidewalk that will serve no public purpose.

5. The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law because:

The requirement for the installation of sidewalks falls under the Subdivision Control Ordinance and will not impact the underlying zoning classification.

**DECISION**

IT IS THEREFORE the decision of this body that this WAIVER of the Subdivision Regulations be granted, subject to any conditions stated in the minutes (which conditions are incorporated herein by reference and made a part of this decision).

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

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



**Figure 3 Variance Request 744-302.F**

Petition Number \_\_\_\_\_

**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER  
METROPOLITAN BOARD OF ZONING APPEALS, Division \_\_\_\_\_  
OF MARION COUNTY, INDIANA**

**PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS**

**FINDINGS OF FACT**

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

The property has approved soil reports for the use of an on-site sewage disposal system. The reduced lot width is due to topography of the site to place a house on the adjacent lot where the land is relatively level.

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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:

All the homes will be for single family residential use and compatible with the area homes.

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

The topography of the site restricts where home site and septic systems can be placed and the lot configuration will result in a narrow frontage for just 1 of the 3 lots.

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Figure 4 Overview, Credit Google Photos

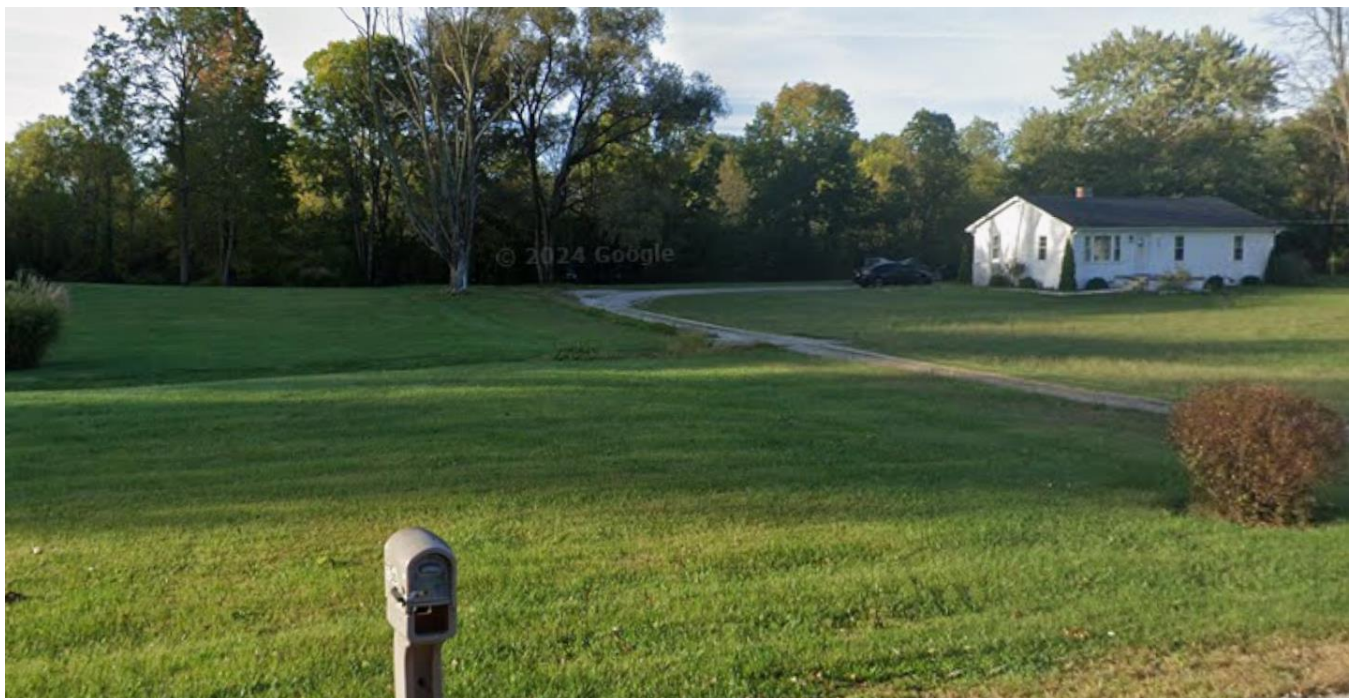


Figure 5 View of subject Site



Department of Metropolitan Development  
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**METROPOLITAN DEVELOPMENT COMMISSION****June 18, 2025**

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

**PETITION HISTORY**

The petitioner is requesting a **continuance for cause from the June 18, 2025 hearing to the July 2, 2025 hearing** to allow the petitioner additional time consider staff's comments and provide any additional updates. Staff has no objection to this continuance request.

**STAFF RECOMMENDATION**

Staff recommendation to be determined.

**PETITION OVERVIEW**

This petition is to be continued to the July 2, 2025 hearing.

## METROPOLITAN DEVELOPMENT

June 18, 2025

**Case Number:** 2025-ZON-044

**Property Address:** 6130 Michigan Road (Approximate Address)

**Location:** Washington Township, Council District #2

**Petitioner:** Volunteers of America, Ohio, and Indiana, by Brian J. Tuohy

**Current Zoning:** D-2

**Request:** Rezoning of 4.44 acres from the D-2 district to the D-P district for a residential recovery program for women and children, with five modular structures for residential, office space, community space, and supportive services, including medical care, parenting skills development, life skills training, financial literacy training, and employment and workforce development services.

**Current Land Use:** Salvation Army

**Staff Recommendations:** Approval

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

## PETITION HISTORY

This is the first public hearing on this petition.

## STAFF RECOMMENDATION

Staff **recommends approval** of this request.

## PETITION OVERVIEW

### LAND USE

The approximately 4-acre site is improved with a 27,345sf. structure that has historically been used for a nursing home. In 2011, a Use Variance (2011-UV3-014) was granted to permit the operation of an alternative sentencing program and residential facility. Previous variances, 85-UV1-68 and 88-UV1-129, were granted to provide for accessory structures related to the nursing home use. The surrounding area includes office uses to the northeast and south by religious uses, and to the east and west by single-family dwellings.

### ZONING OVERVIEW

**D-2**, Dwelling District Two, Intended for use in suburban areas with a typical density of 1.9 units per acre. Ample yards, trees and passive open spaces easily serving each individual lot are envisioned for this district. Two-family dwellings are permitted on corner lots only.

**D-P**, Planned Unit Development District, which is predominantly residential in nature, but may include supportive commercial or industrial development. The D-P requires metropolitan development commission approval of all uses, site and development plans. Creative site planning, variety in physical development, and imaginative uses of open space are objectives to be achieved in a D-P district.

## **DEVELOPMENT STATEMENT**

The petitioner is requesting a rezoning from D-2 to D-P to allow for a residential recovery program. The proposed development includes:

- Adaptive reuse of the existing building to house up to 64 adult women and their children.
- Construction of one (1) duplex and three (3) triplex buildings, providing a total of 11 residential units.
- Modular buildings to serve as temporary residences and provide community space and office functions.
- On-site amenities including a playground, parking areas, and a storage facility.

The proposed development would expand the scope of the 2011 Use Variance by increasing the capacity of the residential recovery program while maintaining the site's residential and supportive service character.

## **STAFF ANALYSIS**

This request represents a thoughtful and creative adaptive reuse of an underutilized site. The proposal would facilitate needed housing and supportive services within an existing structure, while complementing the surrounding residential and institutional land uses. The inclusion of modest-scale infill development (duplex and triplex buildings) aligns with contemporary best practices for transitional housing and community integration.

The presence of a public transit stop directly in front of the site supports the project's accessibility and furthers the goals of equitable development. The D-P zoning district provides an appropriate regulatory framework to accommodate the mixed-use and service-oriented nature of the proposal while allowing staff and the Commission to ensure compatibility through site plan review.

For this reasons staff is recommending **approval** of this rezoning request, subject to the submission of a detailed development plan that ensures compliance.

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-2	
<b>Existing Land Use</b>	Salvation Army	
<b>Comprehensive Plan</b>	Suburban Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	C-1	Commercial/ multi-family dwellings
South:	SU-1	Religious Use
East:	D-3/ SU-1	Single-family dwellings/ Church
West:	D-2	Single-family dwellings
<b>Thoroughfare Plan</b>		
Michigan Road	Primary Arterial	1000-foot right-of-way existing and a 120-foot right-of-way proposed.
<b>Context Area</b>	Metro	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	No	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	March 17, 2025	
<b>Site Plan (Amended)</b>	May 21, 2025	
<b>Elevations</b>	March 17, 2025	
<b>Elevations (Amended)</b>	May 21, 2025	
<b>Landscape Plan</b>	March 17, 2025	
<b>Findings of Fact</b>	N/A	
<b>Findings of Fact (Amended)</b>	N/A	
<b>C-S/D-P Statement</b>	May 21, 2025	

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)
- Michigan Road Corridor Plan (1998)

### Pattern Book / Land Use Plan

- The Comprehensive Plan recommends suburban neighborhood development.
- 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 a frequent transit line, greenway, or park.

- **Conditions for All Land Use Types**

- All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
- All development should include sidewalks along the street frontage.
- Hydrological patterns should be preserved wherever possible.
- Curvilinear streets should be used with discretion and should maintain the same general direction.
- In master-planned developments, block lengths of less than 500 feet, or pedestrian cutthroughs for longer blocks, are encouraged.

- **Small-Scale Schools, Places of Worship, Neighborhood- Serving Institutions/Infrastructure, and Other Places of Assembly**

- Should be located along an arterial street.
- If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.
- Should be located within one-half mile of a bus or rapid transit stop, unless there is no or limited bus service within the institution's service area.

### **Red Line / Blue Line / Purple Line TOD Strategic Plan**

- Not Applicable to the Site.

### **Neighborhood / Area Specific Plan**

- The Michigan Road Corridor Plan (1998)
- The Michigan Road Corridor Plan recommends **Special Uses**, this is located across the street from Critical Area 9 of Segment Three.

### **Infill Housing Guidelines**

The Infill Housing Guidelines (2021)

The Infill Housing Guidelines were updated and approved in May 2021, with a stated goal “to help preserve neighborhood pattern and character by providing guiding principles for new construction to coexist within the context of adjacent homes, blocks, and existing neighborhoods. These guidelines provide insight into basic design concepts that shape

neighborhoods, including reasons why design elements are important, recommendations for best practices, and references to plans and ordinance regulations that reinforce the importance of these concepts.”

These guidelines apply to infill development in residential areas within the Metro Context Area and include the following features:

- **Site Configuration**
  - Front Setbacks
  - Building Orientation
  - Building Spacing
  - Open Space
  - Trees, Landscaping, and the Outdoors
- **Aesthetic Considerations**
  - Building Massing
  - Building Height
  - Building Elevations and Architectural Elements
- **Additional Topics**
  - Secondary Dwelling Units, Garages, and Accessory Structures
  - Adapting to the Future

#### **Indy Moves**

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

- Enter Recommendation by Indy Moves Plans

## ZONING HISTORY

### Zoning History- Site

**2011-UV3-014; 6130 Michigan Road** (subject site), Variance of use of the Dwelling Districts Zoning Ordinance to provide for an alternative sentencing program and residential facility for non-violent female offenders and their pre-school children, with parenting, GED, tutoring and health and nutrition classes, substance abuse programs, employment resources and faith-based programs, **approved**.

**88-UV1-129; 6130 Michigan Road** (subject site), request a variance of use of the dwelling Districts Zoning Ordinance to provided for the construction of a garage/storage building accessory to a nursing home, in D-2, **granted**.

**85-UV1-68; 6130 Michigan Road** (subject site), request a variance of use of the dwelling districts zoning ordinance to provide an 8 by 26-foot trailer and a 12 by 56-foot mobile home to be used as storage for nursing home records and equipment, in D-2, **granted**.

### Zoning History- Vicinity

**2004-UV2-021; 2275 Fox Hill Drive (east of site)**, requests a variance of use and development standards of the Dwelling Districts Zoning Ordinance to provide for a dance studio and office use in an existing single-family dwelling with off-street parking, to legally establish a four-foot front yard setback from the existing right-of-way of Fox Hill Drive, to legally establish the existing structure within the proposed right-of-way of Michigan Road, and to provide for a 2,411-square foot single-family dwelling with a 20-foot front yard setback form the existing right-of-way o Fox Hill Drive, in 0-2,**granted**.

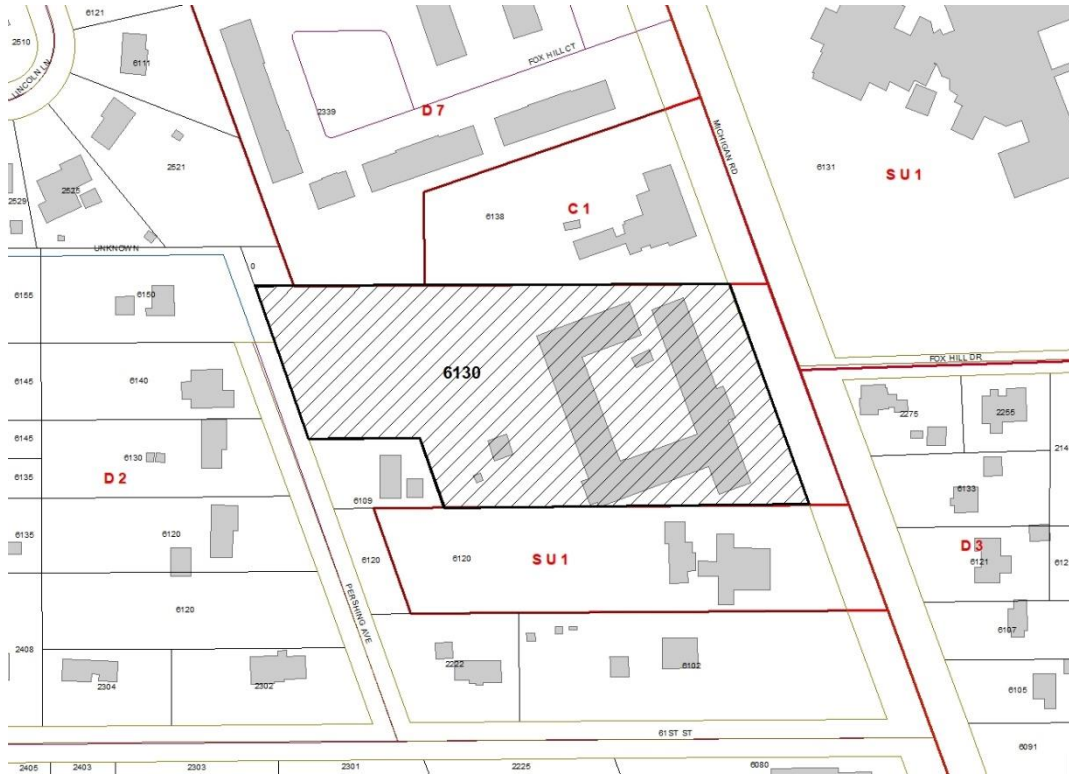
**91-Z-76; 6131 Michigan Road (east of site)**, Requests the rezoning of 2.5 acres, being in the D-3 district, to the SU-1 classification to provide for church use, **approved**.

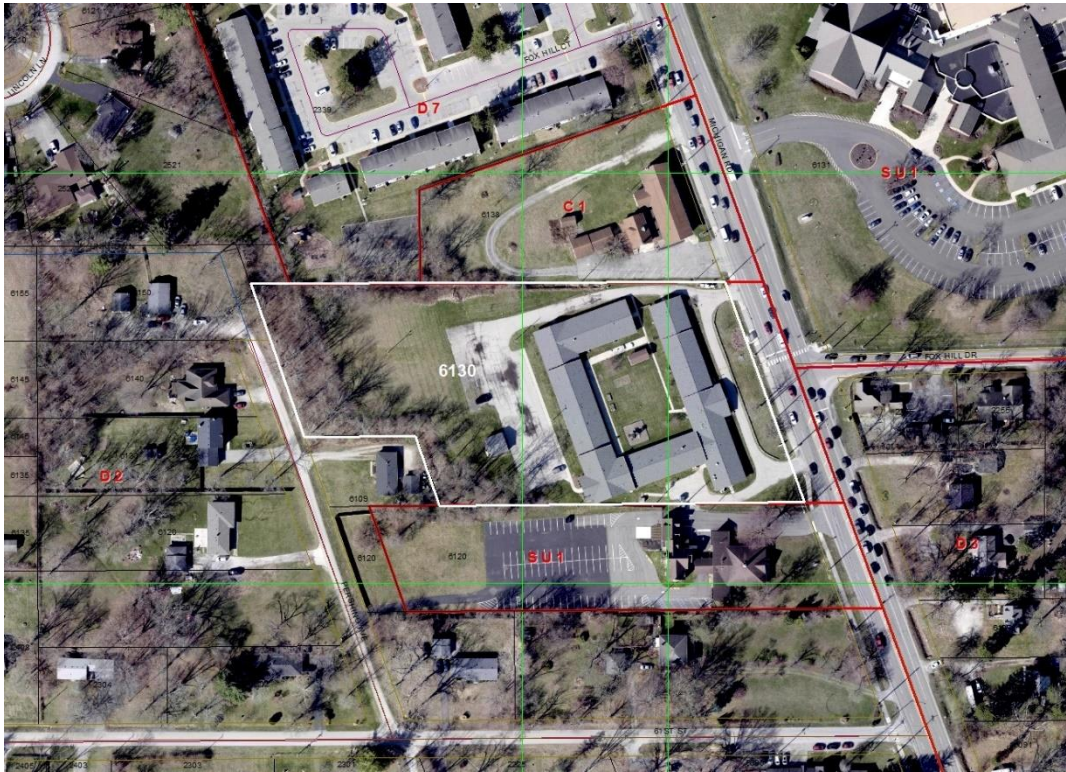
**85-V3-96; 6040 North Michigan Road (south of site)**, requests a variance of development standards to permit a small storage building to be located 3.5 feet from the side lot line, **granted**.

**81-UV2-3; 6040 North Michigan Road (south of site)**, requests a variance of use to permit well-rigged equipment to be parked on the site, **granted**.

**78-Z-123; 2129 Fox Hill Drive, (east of site)** Request rezoning of 6.0 acres, being the A-2 and D-3 districts, to the SU-1 classification to provide for religious uses, **approved**.

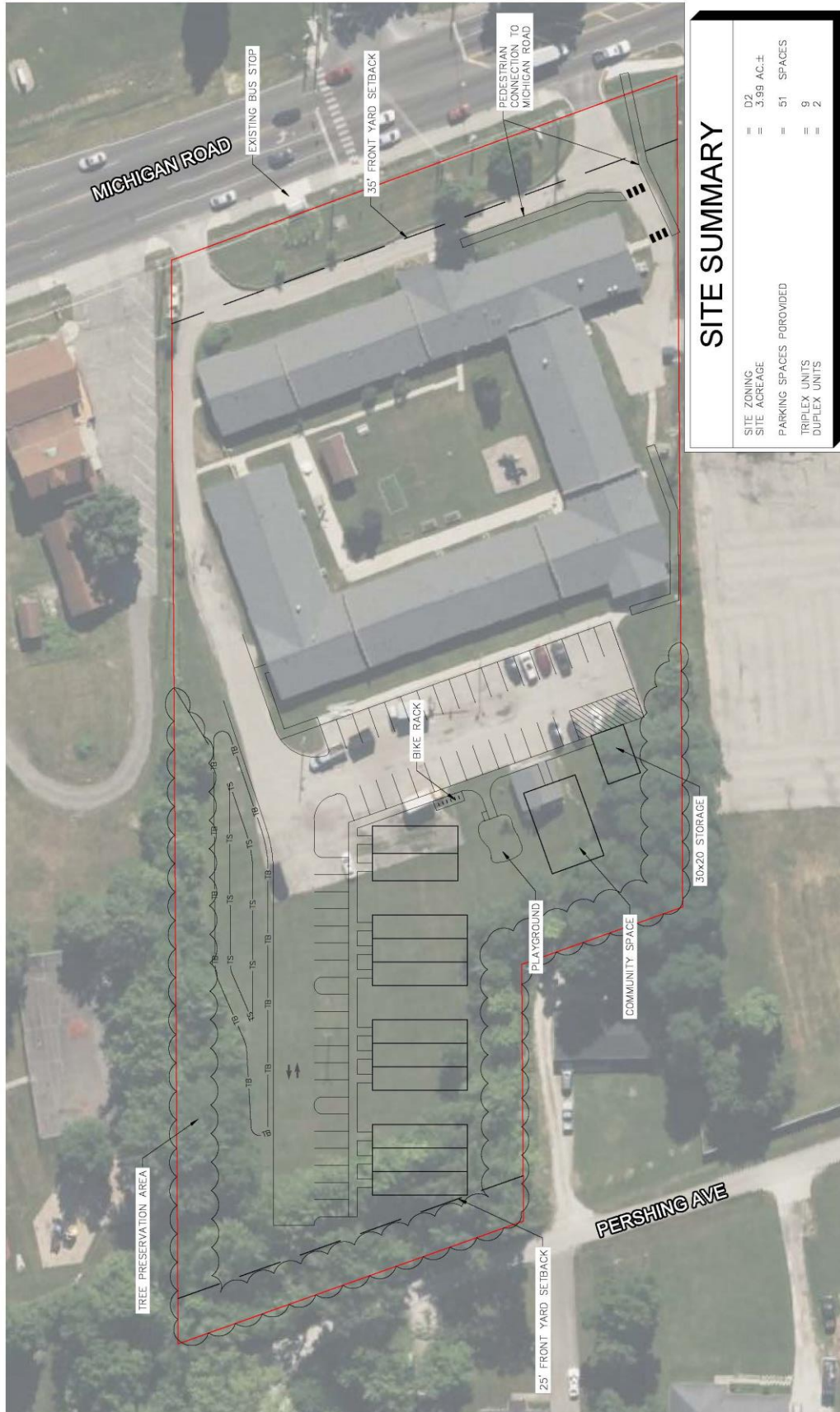
EXHIBITS


















Area Map





PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HT.
OVERSTORY TREES						
	NE	2	NYSSA SY. VITICOLATA REIC.	PRINCEWITTS L'FLO.	0.8 D.	25' CAL.
	2B	2	QUERCUS BUNCELOT.	SWAMP WHITE OAK	0.8 D.	25' CAL.
	001	4	QUERCUS T. INACANTHOS VIREBUNDA S. BRANCOLE	BUR OAK	0.8 D.	25' CAL.
DECIDUOUS SHRUBS						
	1TH	20	PARQUETIA SIBIRICA L. "CHINA MAY" TM	1. THY. "SIF." NERBARK	5.0 M.	4' D.C.
	2C	20	FRAXINUS EUROPEA L. P. M.	FRAX. EUROPEAN	0.5 M.	4' D.C.
	08U	47	SORBARIA SIBIRICA L. "SIB. S"	GRU. PAL. SIBERICA	5.0 M.	5' D.C.
EVERGREEN SHRUBS						
	07D	2	DALYCA GREEN V. "VIT"	GREEN V. "VIT" DOWDICO	0.5 M.	4' D.C.
	TV	12	TALIA COO. DENTAL SIBERICA DUSEN	BIRCH CO. GREEN ASPEN V. "S"	5.0 M.	4' D.C.
	X0W	12	PRUNUS HED. MAY L'FLO.	"WHITE" CO. BLOOD PINE	0.5 M.	4' D.C.
PERENNIALS						
	AL	34	ALLIUM X VALLEY "M"	W. LILLY X. DOR. M. L. "N. JON"	1.0 M.	18" D.C.
	13H	45	GLADIOLUS "SIBERICA"	1. SIBERICA "M. L. UNIT"	1.0 M.	2' D.C.
ORNAMENTAL GRASSES						
	FG	44	MEGACAL. "A. PULTRUSOCH"	"F. JANE" GRASS	1" CONT.	18" D.C.
	GV	44	HAKONELLA MACRA "A. SIBERICA"	COUSIN "SIBERICA" HAKONELLA	1" CONT.	24" D.C.

## SEEDING LEGEND

PERMANENT SEEDING  
TURF TYPE TALL FESCUE. APPLY AT A RATE  
OF 8 LBS/1,000 SQFT

PERMANENT SEEDING  
NATIVE WET FLOODPLAIN SEED MIX. APPLY

## MULCHING LEGEND

**MULCH**  
HARDWOOD SHREDDED MULCH,  
NATURAL BROWN COLOR

**ROCK MULCH**  
1" - 1 1/2" DIA. APPLY AT A 3" DEPTH ON TOP OF 6  
OZ. NON-WOVEN GEOTEXTILE FABRIC



LANDSCAPE CONCEPT PLAN  
6130 MICHIGAN ROAD, INDIANAPOLIS, IN  
May 21, 2025

**FRESH START VILLAS**

**Kimley»Horn**

## **6130 Michigan Road**

### **AMENDED PRELIMINARY PLAN AND DP STATEMENT**

Petitioner:  
Volunteers of America Ohio & Indiana  
4181 E. 96th Street, Suite 120  
Indianapolis, Indiana 46240

Attorney:  
Brian J. Tuohy  
Tuohy Bailey & Moore LLP  
50 South Meridian Street, Suite 700  
Indianapolis, Indiana 46204

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Exhibit B - Conceptual Site Plan	
Exhibit C - Sample Renderings	
Exhibit D - Landscape Plan	
Exhibit E – Sample Images of Playground Equipment / Bench / Raised Gardens	



Overview of Proposed Development

The approximately 4.44 acre +/- site ("Site") located at 6130 N. Michigan Road is improved with an approximately 28,000 sf building and was most recently operated as a former alternative sentencing program and residential facility, and prior to that, it operated as a nursing home. Real estate parcels near the Site are zoned C1, D7, SU1, D3 and D2, and nearby uses include churches, apartments and single-family residences.

Petitioner proposes to develop and operate a residential recovery program on the Site for women and their children to assist mothers recover from substance use disorder. In addition to the existing building on the Site, Petitioner proposes to develop and construct a storage building and approximately five modular buildings ("Modular Buildings") west of the existing building on the Site, as approximately depicted on the Conceptual Site Plan attached hereto as Exhibit B ("Site Plan"). The existing building on the Site and the Modular Buildings will serve as temporary residences for mothers and their children. Additionally, one of the Modular Buildings will include community space and offices. Further, certain services will be provided to residents, as permitted by this Preliminary Plan.



Project Standards

1. **Adult Residents:** There shall be no more than approximately 65 adult residents on the Site.
2. **Permitted Uses:** The following uses shall be permitted on the Site:
  - Transitional Living Quarters, including but not limited to the following human service functions: residential recovery program, medical care, parenting skills development, life skills training, financial literacy training and employment and workforce development services.
  - Office space
  - Community space
  - Storage space
3. **Development Standards:** The location and size of improvements on the Site shall substantially comply with the Site Plan and this Preliminary Plan.
4. **Standards of New Modular Buildings:** The new Modular Buildings to be constructed on the Site will be one-story duplex and triplex buildings (“Duplex Modular Buildings” and “Triplex Modular Buildings”). Sample renderings of the Modular Buildings are attached hereto as Exhibit C.
  - The Duplex Modular Buildings will include two 2-bedroom units, with each unit containing approximately 868 square feet. Each Duplex Modular Building will measure approximately 56’0” x 31’0”.
  - The Triplex Modular Buildings will include one 1-bedroom unit and two 2-bedroom units. The 2-bedroom units will be approximately 868 square feet and the 1-bedroom units will be approximately 751 square feet. Each Triplex Modular Building will measure approximately 44’6” x 56’0”.
  - One of the Modular Buildings will serve as a community building (“Community Building”), which will include a community gathering space and offices. The Community Building will be approximately 27’-2” x 56’0” (approximately 1438 square feet).
5. **Playground:** A playground and other amenities, including but not limited to benches and raised garden beds, will be installed on the Site for use by residents. The proposed location of the Playground is approximately depicted on the Site Plan. Sample images of similar playground equipment, benches and raised garden beds are attached as Exhibit E.
6. **Storage Building:** A storage building measuring approximately 30’ x 20’ will be constructed on the Site as approximately depicted on the Site Plan.
7. **Parking:** Approximately fifty-one (51) parking spaces will be provided on the site as approximately depicted on the Site Plan.

8. **Landscaping:** Landscaping shall be installed on the Site as approximately depicted on the Landscape Plan attached hereto as Exhibit D.
9. **Signs:** Signs on the Site shall comply with the regulations set forth in Article IX of the Zoning Ordinance applicable to the D7 Zoning District.
10. **Time of Development:** Petitioner estimates that the improvements on the Site will be constructed in one phase over a several-month period.

Department of Metropolitan Development  
Division of Planning  
Current Planning

Exhibit A  
Site Location Map



Department of Metropolitan Development  
 Division of Planning  
 Current Planning

Exhibit B  
 Conceptual Site Plan





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

**Exhibit C  
 Sample Renderings of Modular Buildings**



“Laurel” – 3 BR HOME that will be converted to Community Space / Office Space



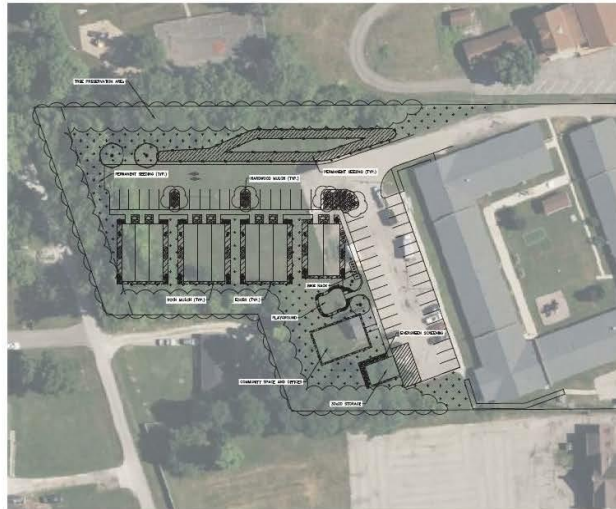
“Ivy” Duplex – Contains two 2 BR units



“Alder” Triplex – Contains two 2 BR and one 1 BR unit



### Exhibit D Landscape Plan



PLANT SCHEDULE							
FORMULA	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONST	DATA	ST
<b>ORCHIDACEAE TREE</b>							
	01	3	HYDRA FILICOLA PLANTER	HYDRANTHOEUS TREE	0.0	2.7.04.	
	02	3	QUEPESQUE	QUAPPY WHITE OAK	0.0	2.7.04.	
	03	3	SCOTCH HEMLOCK AND REDWOOD TREES	SCOTCH HEMLOCK	0.0	2.7.04.	
<b>FORMULA CODE QTY BOTANICAL NAME COMMON NAME CONST BEGINNING</b>							
<b>PERFORATE PLANTER</b>							
	01	3	PERFORATION OF THE TONGUE TREE	PERFORATION TREE	0.0	2.7.04.	
	02	3	PERFORATION OF THE TONGUE TREE	PERFORATION TREE	0.0	2.7.04.	
	03	3	PERFORATION OF THE TONGUE TREE	PERFORATION TREE	0.0	2.7.04.	
<b>PERFORATE PLANTER</b>							
	01	3	PERFORATION OF THE TONGUE TREE	PERFORATION TREE	0.0	2.7.04.	
	02	3	PERFORATION OF THE TONGUE TREE	PERFORATION TREE	0.0	2.7.04.	
	03	3	PERFORATION OF THE TONGUE TREE	PERFORATION TREE	0.0	2.7.04.	
<b>PERFORATE PLANTER</b>							
	01	3	PERFORATION OF THE TONGUE TREE	PERFORATION TREE	0.0	2.7.04.	
	02	3	PERFORATION OF THE TONGUE TREE	PERFORATION TREE	0.0	2.7.04.	
	03	3	PERFORATION OF THE TONGUE TREE	PERFORATION TREE	0.0	2.7.04.	
<b>PERFORATE PLANTER</b>							
	01	3	PERFORATION OF THE TONGUE TREE	PERFORATION TREE	0.0	2.7.04.	
	02	3	PERFORATION OF THE TONGUE TREE	PERFORATION TREE	0.0	2.7.04.	
	03	3	PERFORATION OF THE TONGUE TREE	PERFORATION TREE	0.0	2.7.04.	

SEEDING LEGEND	
	PERMANENT SEEDING TURF TYPE TALL FESCUE, APPLY AT A RATE OF 8 LBS/1,000 SQFT
	PERMANENT SEEDING NATIVE WET FLOODPLAIN SEED MIX, APPLY AT A RATE OF 8 LBS/1,000 SQFT

MULCHING LEGEND	
	MULCH HARDWOOD SHREDDED MULCH, NATURAL BROWN COLOR
	ROCK MULCH 1" - 1 1/2" DIA. APPLY AT A 3" DEPTH ON TOP OF 0.2 NON-WOVEN GEOTEXTILE FABRIC



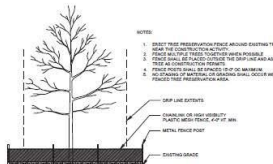


**LANDSCAPE NOTES**

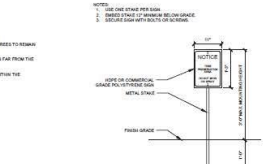
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES, ADJACENT AREAS, AND PUBLIC PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES, ADJACENT AREAS, AND PUBLIC PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES, ADJACENT AREAS, AND PUBLIC PROPERTY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY TREES OR OBSTRUCTIONS THAT INTERFERE WITH THE INSTALLATION OF THE LANDSCAPE PLAN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY TREES OR OBSTRUCTIONS THAT INTERFERE WITH THE INSTALLATION OF THE LANDSCAPE PLAN.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES, ADJACENT AREAS, AND PUBLIC PROPERTY.
5. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES, ADJACENT AREAS, AND PUBLIC PROPERTY.
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8. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES, ADJACENT AREAS, AND PUBLIC PROPERTY.
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**TREE PRESERVATION NOTES**

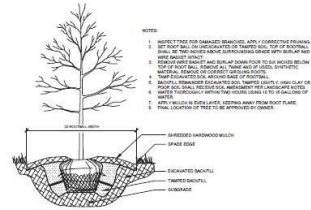
1. BEFORE CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A TREE PRESERVATION PERMIT FROM THE CITY OF INDIANAPOLIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES, ADJACENT AREAS, AND PUBLIC PROPERTY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES, ADJACENT AREAS, AND PUBLIC PROPERTY.
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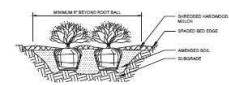
1. TREE PRESERVATION FENCE



2. TREE PRESERVATION SIGN



3. TREE PLANTING



4. SHRUB PLANTING



5. PERENNIAL PLANTING



FRESH START VILLAS

LANDSCAPE CONCEPT PLAN  
6130 MICHIGAN ROAD, INDIANAPOLIS, IN



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

Exhibit E  
Sample Images of Playground Equipment



Department of Metropolitan Development  
Division of Planning  
Current Planning

Sample Images of Bench & Raised Gardens





**SITE PHOTOS**



Photo: Looking from parking lot at future development area.





Photo: Existing shed to stay



Photo: Looking from back parking lot to entrance onto Michigan





Photo: Existing Path to be upgraded.

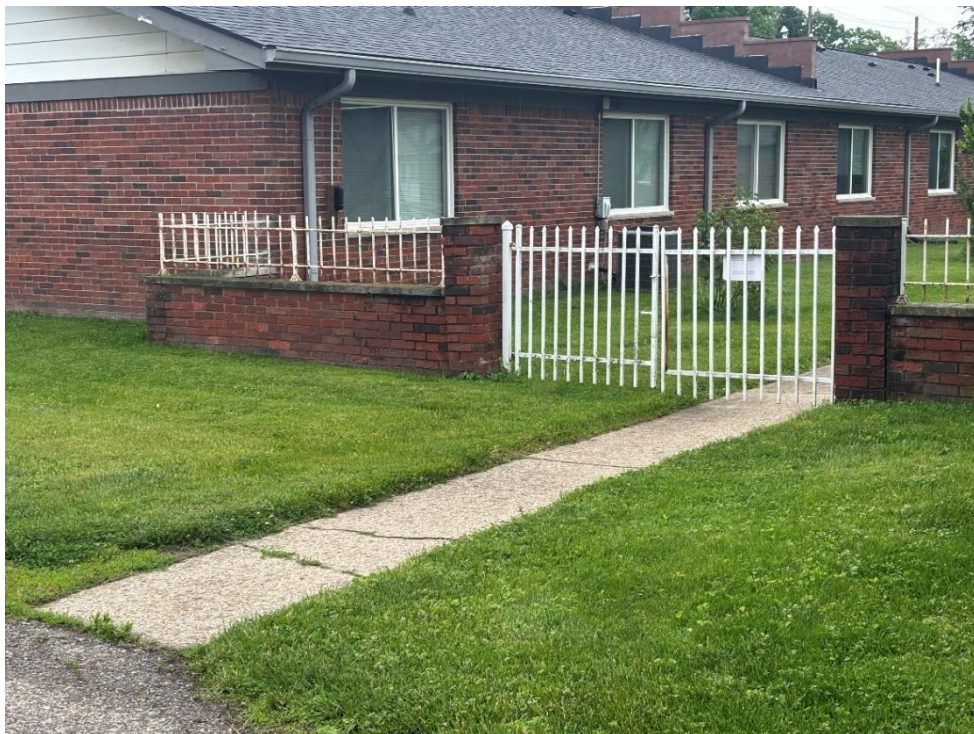


Photo: Entrance to courtyard





Photo: View of main entrance to backyard



Photo: Looking at courtyard





Photo: View of bus station





Photo: View of Intersection



Photo: Existing sign





Photo: View of south drive looking west



Photo: View of Entrance