



Metropolitan Development Commission (March 5, 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, March 05, 2025 **Time:** 1:00 PM

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

Business:

Adoption of Meeting Minutes:

February 19, 2025

Opening of Bids:

RFP-13DMD-2024-2: Central State Adaptive Reuse

Policy Resolutions:

REAL ESTATE:

1. 2025-R-013 (For Public Hearing)

Resolution Authorizing Execution of a Lease Agreement for the Old City Hall project, District #12, Center Township

ECONOMIC DEVELOPMENT / INCENTIVES:

2. 2025-A-011 (For Public Hearing)

Final Economic Revitalization Area Resolution for Monon 21 LLC, and Onyx + East LLC, located at 2060 Yandes Street, Council District #13, Center Township. (Recommended approval of ten (10) years real property tax abatement.)

3. 2025-A-012 (For Public Hearing)

Resolution authorizing an amendment to the 2022 Real Property Tax Abatement that approves by Resolution 2022-A-009 at Stanley Epler LLC (Subsidiary of Molto Properties) 5405 Stanley Rd., Council District #21, Decatur Township.

Zoning Petitions:

Special Requests

REQUEST FOR WAIVER OF MDC RULES OF PROCEDURE REQUIREMENT FOR 12-MONTH PERIOD PRIOR TO REFILEING A DENIED REZONING PETITION:

2025-ZON-016 | 2852 East County Line Road
Perry Township, Council District #24

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

4. 2024-ZON-030 (Amended) | 1362 and 1368 North Olney Street

Center Township, Council District #13

Read Investment Trust / Brookside Community Development Corp., by Emily Duncan and David Kingen

Rezoning of 0.29-acre from the C-3 district to the MU-2 district to provide for a mixed-use development.

5. 2024-ZON-097 | 6402 West Southport Road and 7300 South Mooresville Road

Decatur Township, Council District #21

Goose Creek Farms, LLC, by Domonic Dreyer

Rezoning of 48.4 acres from the D-A district to the D-4 district for a residential development.

6. 2024-ZON-135 | 11700 and 11850 East 38th Street and 4002 North Carroll Road

Lawrence Township, Council District #15

Laibe & Russell Investment LLC, by Mark and Kim Crouch

Rezoning of 46.77 acres from the D-5 (FF) district to the D-4 (FF) district to provide for a single-family detached residential development.

PETITIONS FOR PUBLIC HEARING:

Petitions for Public Hearing

7. COMPANION PETITIONS RECOMMENDED FOR DENIAL BY HEARING EXAMINER, APPEAL FILED BY PETITIONER:

2024-ZON-073 / 2024-ZON-073B | 2155 Kessler Boulevard West Drive

Washington Township, Council District #2

Broadmoor Investments, LLC, by Russell L. Brown

Rezoning of 6.01 acres from the SU-34 (FF) district to the D-4 (FF) district to provide for residential uses.

Rezoning of 7.68 acres from the SU-34 district to the D-5II district to provide for residential uses.

8. REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2024-ZON-115 | 6600 and 6908 Hickory Road

Franklin Township, Council District #25

Manheet Singh, by Joseph D. Calderon

Rezoning of 145 acres from the D-A (FF) district to the D-P (FF) district to provide for a multi-family and single-family attached senior community development, a single-family detached residential development consisting of 240 units, and educational uses, including a day care or nursery school, with amenities, including a community garden, a swimming pool, game courts, playgrounds, and pathways.

Additional Business:

9. WITHDRAWAL OF MDC-APPROVED REZONING PETITION PRIOR TO CITY-COUNTY COUNCIL HEARING:

2024-ZON-096 (Amended) | 6158 West 10th Street

Wayne Township, Council District #16

Homes in Motion, LLC, by John Cross

Rezoning of 1.00 acre from the D-3 (W-1) district to the C-1 (W-1) district to provide for a second driveway and parking lot of a Real Estate Office.

****Petition approved by MDC on January 3, 2025 was withdrawn on February 26, 2025, prior to scheduled City-County Council hearing**

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

RESOLUTION NO. 2025-R-013

**RESOLUTION OF THE METROPOLITAN DEVELOPMENT
COMMISSION AUTHORIZING THE EXECUTION OF A LEASE
OF CERTAIN LAND AND IMPROVEMENTS THEREON
IN THE CITY OF INDIANAPOLIS, INDIANA, ESTABLISHING
CERTAIN FUNDS AND ACCOUNTS RELATED TO SUCH LEASE,
COVENANTING TO LEVY A SPECIAL TAX TO MAKE LEASE RENTAL
PAYMENTS TO THE EXTENT REQUIRED UNDER THE LEASE,
AND OTHER RELATED MATTERS**

WHEREAS, TWG Development Group, LLC, or a subsidiary or affiliate thereof (“TWG”), has approached the City of Indianapolis, Indiana (the “City”) with its desire to develop a project consisting of the rehabilitation, redevelopment and preservation of the Old City Hall building located at 202 North Alabama Street, including incorporation of the Old City Hall building into TWG’s adjacent hotel development and development of commercial space available for rent (the “Project”); and

WHEREAS, TWG has requested that the City assist with the financing of a portion of the construction, renovation, installation and equipping of the Project, and related costs, through the issuance of bonds as hereinafter described; and

WHEREAS, the Project will be located at 202 North Alabama Street in the Alabama Street Allocation Area, as heretofore established by the Metropolitan Development Commission of Marion County, Indiana (the “MDC”), acting as the Redevelopment Commission of the City; and

WHEREAS, TWG has advised the City concerning the Project, and requested that the City issue one or more series of its Taxable Economic Development Lease Rental Revenue Bonds, Series 2025 (Old City Hall Reuse Project) (the “Bonds”), in an aggregate principal amount not to exceed Sixty-Six Million Dollars (\$66,000,000), and loan the proceeds of such Bonds to the Circle Area Community Development Corporation, an Indiana nonprofit corporation (the “CAC”), which will then loan such proceeds to TWG for the purpose of financing a portion of the costs of the Project, including costs of issuance of the Bonds and, if necessary, funding capitalized interest and a debt service reserve for the Bonds; and

WHEREAS, the City-County Council of the City of Indianapolis and Marion County, Indiana (the “City-County Council”) is considering an ordinance authorizing the issuance of the Bonds and further authorizing the execution of a Trust Indenture to set forth the terms of and secure the Bonds (the “City Indenture”), between the City and a corporate trustee to be selected by the City (the “Trustee”), and a Loan Agreement to set forth the terms of the loan of the proceeds described above (the “Loan Agreement”), by and among the City, the CAC and TWG; and

WHEREAS, the principal of and interest on the Bonds will be payable from (a) loan payments to be made by the CAC under the Loan Agreement (from loan payments received from

TWG) (the “Loan Payments”), (b) to the extent the Loan Payments are insufficient, then from certain guaranty payments made by TWG and/or its affiliates and its chief executive officer under one or more guaranty agreements (the “Guaranty Payments”), and (c) to the extent the Loan Payments, the Guaranty Payments and such other revenues as may be made available for the payment of the Bonds under the City Indenture are insufficient, then from lease rentals due under a Lease Agreement of the Project (the “Lease”) to be entered into between the CAC, as lessor, and the MDC, as lessee, entered into pursuant to Indiana Code 36-7-15.1-17.1 and Indiana Code 36-7-15.1-17.2, which lease rentals will be assigned to the City, the form of which Lease has been presented to the MDC at this meeting; and

WHEREAS, the CAC is expected to adopt a resolution approving the Lease and the execution thereof by the CAC; and

WHEREAS, pursuant to the terms of the Lease, the CAC would lease its interest in the Project and related real estate to the MDC, and the MDC would pay lease rentals thereunder to the CAC (the "Rental Payments"), to the extent necessary, in an amount not to exceed Thirty Million Eight Hundred Fifty-Six Thousand Dollars (\$30,856,000) in the maximum lease rental year and payable in semiannual installments (provided that the average annual lease rental payment over the term of the Lease will not exceed Seven Million Five Hundred Sixty-Two Thousand Dollars (\$7,562,000) per year in semiannual installments), for a period not to exceed twenty-five (25) years, beginning as provided in the Lease, through the expiration of the Lease, which Rental Payments shall be payable from a special tax to be levied on all taxable property in the Redevelopment District of the City (the “Special Tax”); and

WHEREAS, a notice of public hearing on the Lease was published on February 21, 2025 in the Indianapolis Star and the Indianapolis Business Journal, pursuant to and in accordance with Indiana Code 5-3-1; and

WHEREAS, on this date such public hearing has been held and all interested parties have been provided the opportunity to be heard at the hearing; and

WHEREAS, it is necessary for the MDC to (i) establish certain funds and accounts for the payment of the Rental Payments owed by the MDC pursuant to the Lease, and (ii) covenant to levy the Special Tax to pay the Lease Rentals to the extent the Loan Payments, the Guaranty Payments and such other revenues as may be made available for the payment of the Bonds under the City Indenture are insufficient to pay debt service on the Bonds; and

WHEREAS, the MDC anticipates that the Loan Payments, the Guaranty Payments and, to the extent required, other revenues to be made available by the MDC or the City to pay the principal of and interest on the Bonds will be sufficient to pay such principal and interest, such that the MDC reasonably anticipates that it will not be required to levy the Special Tax to pay the Lease Rentals, and therefore, the Project will not constitute a “controlled project” pursuant to Indiana Code 6-1.1-20-1.1; and

WHEREAS, it is expected that the Bonds will be purchased by The Indianapolis Local Public Improvement Bond Bank (the “Bond Bank”) from the proceeds of bonds issued by the

Bond Bank (the “Bond Bank Bonds”), subject to the approval of such purchase by the Board of Directors of the Bond Bank; and

WHEREAS, it is expected that the Bond Bank Bonds would be secured under a Trust Indenture between the Bond Bank and a corporate trustee selected by the Bond Bank (the “Bond Bank Indenture”);

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

1. The President and the Secretary of the MDC are hereby authorized and directed, on behalf of the City, to execute and attest, respectively, and to deliver the Lease in substantially the form presented at this meeting with such changes in form or substance as the President of the MDC shall approve, such approval to be conclusively evidenced by the execution thereof, following the approval of the Lease by the City-County Council.

2. The Rental Payments to be paid by the MDC, to the extent necessary, pursuant to the terms of the Lease, in an amount not to exceed Thirty Million Eight Hundred Fifty-Six Thousand Dollars (\$30,856,000) in the maximum lease rental year and payable in semiannual installments (provided that the average annual lease rental payment over the term of the Lease will not exceed Seven Million Five Hundred Sixty-Two Thousand Dollars (\$7,562,000) per year in semiannual installments), for a period not to exceed twenty-five (25) years, beginning as provided in the Lease, through the expiration of the Lease, are fair and reasonable, and the use of the Project throughout the term of the Lease will serve the public purpose of the City and is in the best interests of its residents.

3. There is hereby continued a City of Indianapolis Redevelopment District Bond Fund and hereby created thereunder a 2025 Old City Hall Lease Payment Account (the “Lease Payment Account”) and such other accounts as the MDC shall from time to time establish. From the Lease Payment Account, all required Rental Payments under the Lease shall be made by the MDC to the CAC, provided that such Rental Payments by the MDC shall be made directly to the Trustee pursuant to the City Indenture and the Lease.

4. (a) Subject to Section 4(b) and 4(c) hereof, the Rental Payments to be paid from the Lease Payment Account under the Lease shall be payable from the Special Tax. Subject to Section 4(b) and 4(c) hereof, upon receipt of Special Tax revenues, the MDC shall immediately deposit with the Trustee such Special Tax revenues in an amount at least equal to the next Rental Payment (or, if applicable, Rental Payments) due under the Lease.

(b) Notwithstanding anything herein or in the Lease to the contrary, the MDC shall receive a credit towards its requirement to pay Rental Payments to the extent that the Loan Payments, the Guaranty Payments and/or such other revenues as may be made available for the payment of the Bonds are deposited in the Bond Fund under the City Indenture on or before the date of such Rental Payments.

(c) If, on August 2 of any year while there are any Bonds outstanding, (i) the amounts then on deposit or expected to be on deposit within the next eighteen (18) calendar months in the Lease Payment Account and available to make Rental Payments under the Lease (after taking into consideration any other moneys legally available), plus (ii) the amounts then on deposit or expected to be on deposit within the next eighteen (18) calendar months under the City Indenture (including amounts held in the Bond Fund and the Debt Service Reserve Fund under the City Indenture, which include, without limitation, capitalized interest held under the Bond Fund and the amount available to be drawn under a debt service reserve fund credit facility deposited in the Debt Service Reserve Fund, and further including amounts or credit facilities held under the Bond Bank Indenture which serve as a credit towards the City's obligation to make payments on the Bonds or to maintain a debt service reserve), are, together, insufficient to pay all of the Rental Payments under the Lease for the next three Lease rental payment dates (*i.e.*, the next January 15, July 15, and next succeeding January 15 Lease rental payment dates), then the MDC shall cause to be levied the Special Tax for the next succeeding calendar year at a level sufficient to pay the shortfall resulting from any such insufficiency of revenues, all as more particularly provided in the Lease and the City Indenture. Upon receipt, the Special Tax revenues shall be deposited with the Trustee. To the extent that the City is required to replenish any debt service reserve fund securing the Bonds or the Bond Bank Bonds or to reimburse any credit facility provider for draws made under a debt service reserve fund credit facility deposited in any such debt service reserve fund, Special Tax revenues may additionally be used for such replenishment or reimbursement.

(d) The MDC, in consideration of the Lease, in order to secure the payment of rentals due thereunder and the performance and observance of the covenants thereunder, hereby pledges to the CAC and the holders of the Bonds, the Special Tax revenues, along with any investment earnings thereon, such pledge to be effective as set forth in Indiana Code 5-1-14-4 without filing or recording of the Lease, this Resolution or any other instrument. The pledge of Special Tax revenues shall be effective only to the extent and for the term that the MDC is obligated to make Rental Payments under the Lease. The obligation of the MDC to make Rental Payments under the Lease is limited to Special Tax revenues, and investment earnings thereon, and shall not be considered a debt of the City or the Redevelopment District of the City for purposes of the Constitution or laws of the State of Indiana.

5. The President and the Secretary of the MDC are, and each of them is, hereby authorized and directed to take all such further actions and to execute all such instruments as are desirable to carry out the transactions contemplated by this Resolution, in such form as the President and the Secretary of the MDC executing the same shall deem proper, to be evidenced by the execution thereof.

6. The President, the Vice President and the Secretary of the MDC are, and each of them is, hereby authorized to take all such actions and to execute all such instruments (including, without limitation, an addendum to the Lease reducing lease rentals based on the results of the sale of the Bonds) as are necessary and desirable to carry out the transactions contemplated by this Resolution, in such forms as the President, the Vice President and the Secretary of the MDC executing the same shall deem proper, to be evidenced by the execution thereof.

7. This Resolution shall be in full force and effect after its adoption by the MDC.

* * * * *

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana held on the 5th day of March, 2025.

METROPOLITAN DEVELOPMENT
COMMISSION OF MARION COUNTY

President

ATTEST:

Secretary

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

RESOLUTION NO. 2025-A-011

REAL PROPERTY TAX ABATEMENT

Monon 21 LLC and Onxy + East LLC
2060 Yandes Street

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

WHEREAS, I.C. 6-1.1-12.1 empowers the Metropolitan Development Commission (hereinafter "Commission") to designate Economic Revitalization Areas and determine the length of the abatement period and annual abatement schedule during the term of the abatement for such property, 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, February 19, 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-009**, 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, **March 5, 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 two (2) years after the date a final resolution is adopted (hereinafter the “ERA”) designation terminates **December 31, 2027**; however, relative to redevelopment or rehabilitation completed before the end of the ERA (2) 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 up to **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 attachment to this Resolution annually for at least twelve (12) years. The dates of the initial twelve (12) surveys shall be on or about the following dates: 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, and 2038.
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:

PROPOSED ABATEMENT SCHEDULE
REAL PROPERTY TAX ABATEMENT
Monon 21, LLC and Onyx + East LLC

YEAR OF DEDUCTION	PERCENTAGE
1 st	80%
2 nd	80%
3 rd	80%
4 th	80%
5 th	80%
6 th	80%
7 th	80%
8 th	80%
9 th	80%
10 th	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 21st day
of February 2025.

Sheila Kinney

Sheila Kinney,
Assistant Corporation Counsel

STAFF ANALYSIS
REAL PROPERTY TAX ABATEMENT

Area Surrounding Subject Real Estate: The site is located in the Hillside/Martindale-Brightwood area off Yandes abutting the Monon Trail.

Current Zoning:.....DP and D8

New Jobs Created:One at \$28.84/hr.

Jobs Retained:None.

Estimated Cost of proposed project: \$17,455,955.00

STAFF ANALYSIS

Monon 21 LLC, a single-purpose entity of Onyx + East LLC, is an Indianapolis-based development firm focused on residential projects along the Monon Trail. The Monon 21 project is located on the near north side of Indianapolis at 2060 Yandes Street in Center Township. This project will include over 50 townhouses and four single-family homes adjacent to the Monon Trail. Onyx + East LLC will be investing more than \$17 million in the 92,000 sq ft development along 3.5 acres of the Monon Trail. Included in the development will be the addition of public infrastructure within 1 acre of dedicated ROW to extend and connect Alvord to Yandes Street with an estimated investment of \$1.5MM.

A total of 53 townhome units and four single-family units will be constructed as part of this project. Thirteen percent (13%) of the units will be designated as affordable housing at sixty (60%) of the Area Median Income (AMI), maintaining affordability for a period of no less than 10 years. During this time, Monon 21 will adhere to the Indiana Housing and Community Development Authority (IHCDA) federal income and rent limits for Marion County. The project will create one (1) new position at a minimum salary of \$28.84/hr.

These initiatives reflect Monon 21 LLC's and Onyx + East LLC's commitment to enhancing residential options along the Monon Trail and contributing to the development and revitalization of Indianapolis. The company's name reflects its philosophy, with "Onyx" symbolizing resilience and beauty, and "East" representing dependability. With developments in Indiana, Ohio, and Florida, the company focuses on creating vibrant, walkable neighborhoods that promote connected lifestyles.

The project is scheduled to begin in late Q1 2025 and is expected to be completed by Q4 2027.

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 ten (10) years real property tax abatement.

TOTALITY OF BENEFITS

PETITIONER: **Monon 21, LLC and Onyx + East LLC**

INVESTMENT: Staff estimates that the proposed investment of \$17,455,955.00 should result in an increase to the tax base of approximately \$11,963,500.00 of assessed value. Staff estimates that over the ten (10) year real property tax abatement period the petitioner will realize savings of \$2,070,204.00 (an 73% savings). During the abatement period, the petitioner is expected to pay an estimated \$767,538.20 in real property taxes on the project. This is in addition to the current taxes being paid on the property in the amount of \$14,722.34 annually (pay 2025 taxes). After the tax abatement expires, the petitioner can be expected to pay an estimated \$283,774.22 in real property taxes annually on the new improvements, in addition to the annual taxes attributable to the current value of the property.

EMPLOYMENT: The petitioner estimates that this project will create at least one (1) position at an average wage of \$28.84.00/hr. Staff finds these figures to be reasonable for a project of this nature.

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

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

PROJECT SUMMARY

FACTUAL INFORMATION

<u>Applicant:</u>	Monon 21 LLC and Onyx + East LLC
<u>Subject Real Estate:</u>	2060 Yandes Street
<u>Center Township Parcel Number:</u>	1053907

PROJECT DESCRIPTION

Monon 21 LLC, a single-purpose entity of Onyx + East LLC, is an Indianapolis-based development firm focused on residential projects along the Monon Trail. The Monon 21 project is located on the near north side of Indianapolis at 2060 Yandes Street in Center Township. This project will include over 50 townhouses and four single-family homes adjacent to the Monon Trail. Onyx + East LLC will be investing more than \$17 million in its development.

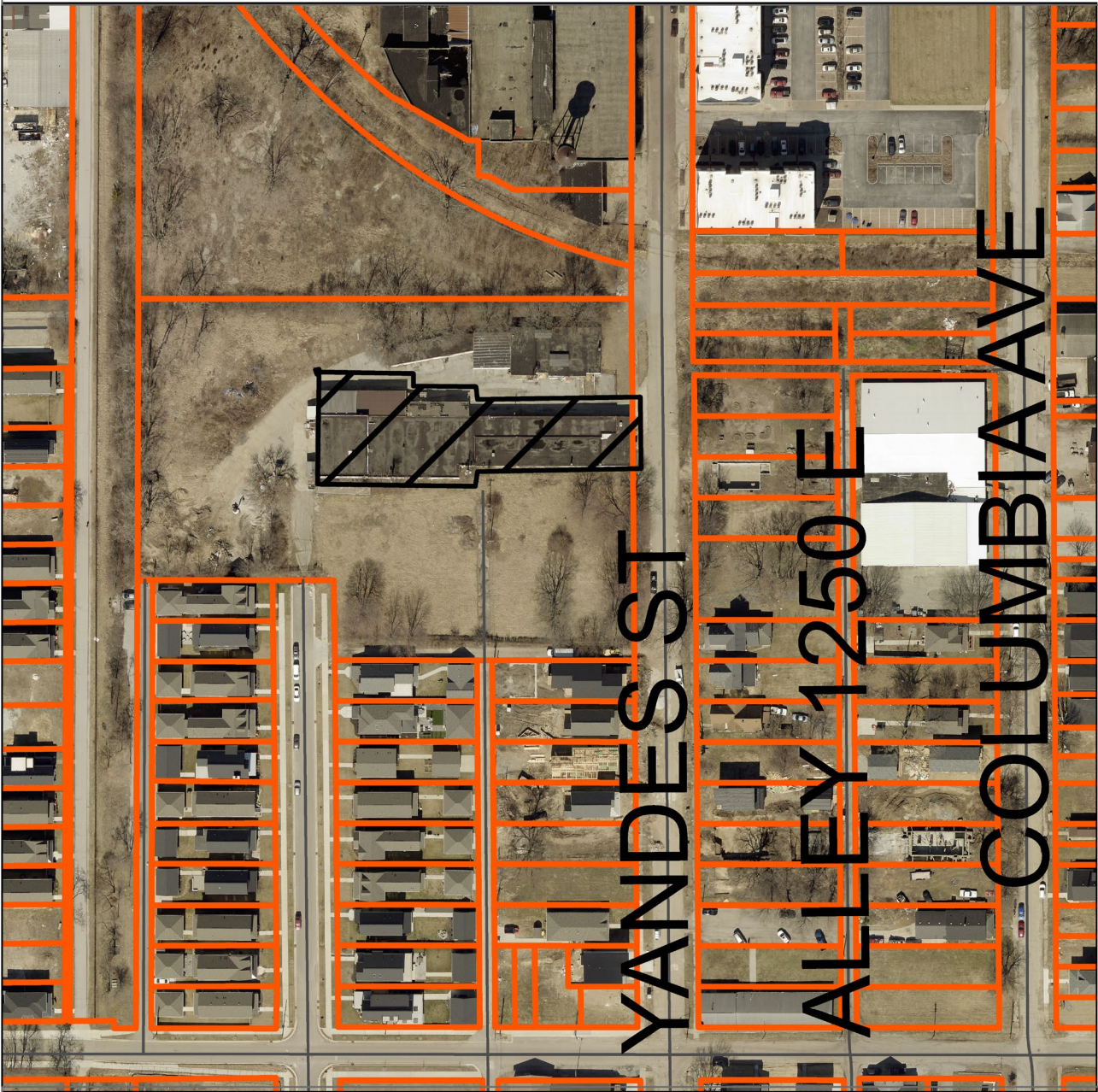
A total of 53 townhome units and four single-family units will be constructed as part of this project. Thirteen percent of the units will be designated as affordable housing at sixty (60%) of the Area Median Income (AMI), maintaining affordability for a period of no less than 10 years. During this time, Monon 21 will adhere to the Indiana Housing and Community Development Authority (IHCDA) federal income and rent limits for Marion County.

The project is scheduled to begin in late Q1 2025 and is expected to be completed by Q4 2027.

<u>New Jobs Created:</u>	1 at \$28.84/hr.
<u>Jobs Retained:</u>	None.
<u>Estimated Cost of Project:</u>	\$17,455,955.00

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

Monon 21 LLC - Onyx and East LLC
2060 Yandes Street



 Project Site



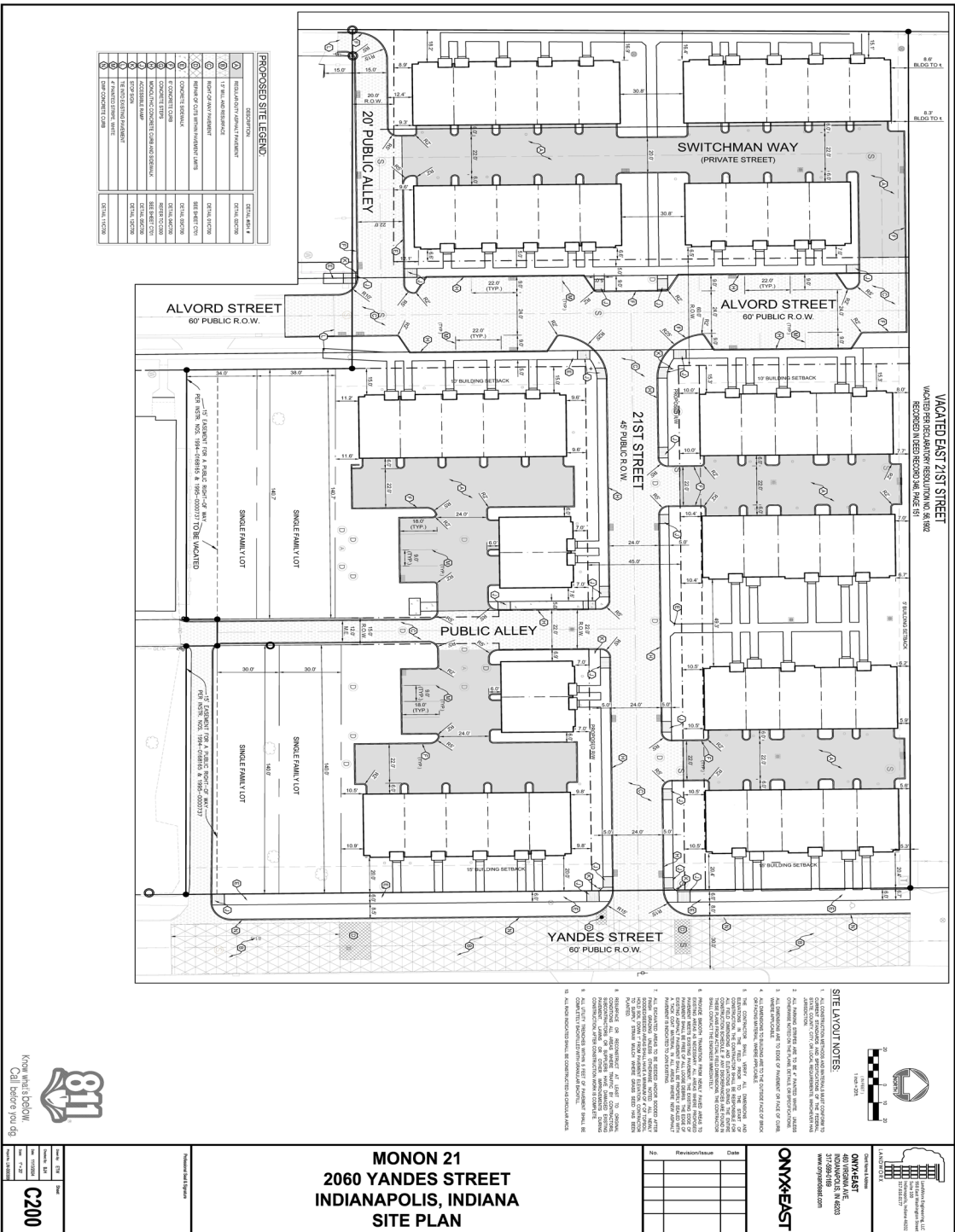
Produced by: DMD - BATTLE 02/2025



0 280 560 1,120 Feet



Site Plan



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

**RESOLUTION
AUTHORIZING AMENDMENTS TO THE MEMORANDUM OF AGREEMENT
ASSOCIATED WITH RESOLUTION 2022-A-009 REGARDING REAL PROPERTY TAX
ABATEMENT**

RESOLUTION NO. 2025-A-012

**Stanley Epler LLC
Subsidiary of Molto Properties LLC, affiliate of Molto Property Fund IV, LLC
5405 (aka 5501) Stanley Road**

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

WHEREAS, pursuant to I.C. 6-1.1-12.1, Stanley Epler LLC. (hereinafter “Applicant”) filed designation application requesting that the subject real estate at 5405 (aka 5501) Stanley Rd. (hereinafter “Subject Real Estate”) be designated as an Economic Revitalization Area for the purpose of achieving real property tax savings in connection with redevelopment or rehabilitation activities (hereinafter “Project”); and

WHEREAS, on Wednesday, February 2nd, 2022, the Metropolitan Development Commission (hereinafter “Commission”) adopted Preliminary Economic Revitalization Area Resolutions No. 2022-A-002 preliminary designating the Subject Real Estate as an Economic Revitalization Area; and

WHEREAS, on Wednesday March 16th, 2022, after conducting a public hearing, the Commission adopted Final Economic Revitalization Area Resolution No. 2022-A-009 (hereinafter “Resolution”), designating the Subject Real estate as an Economic Revitalization Area for the purpose of receiving up to seven (7) years real property tax abatement (hereinafter “Abatement”); and

WHEREAS, in the Statement of Benefits Form contained in the Resolution and the Memorandum of Agreement (hereinafter “MOA”) executed by and between the Applicant and the City of Indianapolis (hereinafter “City”), the Applicants indicated, among other requirements, that a minimum of \$8,785,000 in real property improvements would be made at the Subject Real Estate, and would have 25 full-time permanent positions would be created at wages of not less than \$18.00 per hour as a result of the Project (collectively, the “Commitments”); and

WHEREAS, in the MOA it required the Applicant to complete the Commitments for 25 new position (average wage rate of \$18.00 per hour) by December 31, 2024 (the “Deadline Date”); and

WHEREAS, the Applicant submitted, on October 9th, 2024, a request to extend the schedule for commitments to December 31, 2026. The applicant currently has one tenant and has not created any new jobs at the time of this request; and

WHEREAS, the City and Applicant (collectively, the “Parties”) desire to amend the Resolution and MOA in the following manner: extend job creation commitment date to December 31, 2026. The applicant desire to achieve and maintain 25 positions at a rate of \$18 per hour through the years ending December 31, 2027, 2028, 2029, 2030, and continuing until December 31, 2031; and

WHEREAS, the City and Applicant (collectively, the “Parties set forth in this Amending Resolution, and subsequently set 1:00 p.m. on Wednesday, March 5th, 2025, for the public hearing of remonstrances and objections from persons interested in the Applicant’s compliance with Resolutions and MOA, and whether the payment of the damages should be made to the City; and

WHEREAS, proper legal notices were published stating when and where such final hearing would be held; and

WHEREAS, at such final hearing, evidence and testimony (along with all written remonstrances and objections previously filed) were considered by the Commission; and

WHEREAS, the DMD and The City of Indianapolis have satisfied all other conditions precedent to hold the hearing to amend the terms of the Economic Revitalization Area designations, associated tax abatement deductions and the associated Memorandum of Agreement.

NOW, THEREFORE, BE IT RESOLVED:

1. The Commission hereby determines that the Applicant is unlikely to be able to comply with the job creation Commitments, as stated in the Statement of Benefits, the Resolution, and the MOA.
2. The Commission finds that allowing the extension to job creation is a reasonable deviation from the Commitments set forth in the SB-1, Resolution and MOA, and authorizes the Director of DMD to execute the Amended Memorandum of Agreement.
3. The Commission directs the Department of Metropolitan Development to continue to monitor the Applicant’s Project for the remainder of the term agreed upon in the Amended MOA.

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillion III, President

Dated

Approved as to Legal Form
and Adequacy February 20th, 2025.

Sheila Kinsey

Approved for Legal Form and Adequacy
Office of Corporation Counsel



METROPOLITAN DEVELOPMENT COMMISSION **March 5, 2025**

Case Number: 2024-ZON-073 and 2024-ZON-073B

Property Address: 2155 Kessler Boulevard, West Drive

Location: Washington Township, Council District #2

Petitioner: Broadmoor Investments, LLC, Russell L. Brown

Current Zoning: SU-34 (FF)

Request: Rezoning of 6.01 acres from the SU-34 (FF) district to the D-4 (FF) district and B. Rezoning of 7.68 Acres from the SU-34 district to the D-5II district to provide for residential uses.

Current Land Use: Undeveloped land

Staff Recommendations: Denial.

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner acknowledged a timely automatic continuance by a City-County Councilor that continued these petitions from the July 25, 2024 hearing, to the August 29, 2024 hearing.

The Hearing Examiner acknowledged a timely automatic continuance filed by the petitioner’s representative that continued these petitions from the August 29, 2024 hearing, to the September 26, 2024 hearing.

Based upon updated information from the petitioner’s representative, staff determined that a Traffic Impact Study (TIS) would be warranted. Consequently, the Hearing Examiner continued these petitions from the September 26, 2024 hearing, to the December 12, 2024 hearing, and to the January 9, 2025 hearing, to provide additional time for the TIS to be conducted, submitted to the file and reviewed by staff.

The Hearing Examiner continued these petitions from the January 9, 2025 hearing, to the January 23, 2025 hearing, at the request of the petitioner’s representative.

These petitions were heard by the Hearing Examiner on January 23, 2025. After a full hearing, the Hearing Examiner recommended denial of the rezoning. Subsequently, the petitioner’s representative filed an appeal of the Hearing Examiner’s decision. A memorandum of her recommendation is attached.

The Metropolitan Development Commission continued these petitions from the February 19, 2025 hearing, to the March 5, 2025 hearing, at the request of the petitioner’s representative.



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The petitioner's representative has proposed a reduction of total units from 40 down to 35 total units. The reduced number of dwelling units (D-5II) from 27 units to 22 units. The dwelling units (D-4) remain at 13 units. Additionally, the primary entrance to Broadmoor County Club would not be relocated to the access drive along Knollton Road from this proposed development. Only an emergency access would be provided to Broadmoor County Club (Street A). The primary access would remain along Kessler Boulevard West Drive. See amended Site Plan, file dated February 26, 2025.

Staff would note that the petitioner and their representative are not in agreement with the requested dedication of right-of-way along Kessler Boulevard West Drive. Staff continues to request that dedication.

After further consideration and review of the amended request, staff continues to **recommend denial** of the request from a land use perspective and impact on surrounding land uses, as noted in the comments below.

If approved, staff would request the following additional commitment related to Knollton Road for a total of five requested commitments:

A sight distance analysis (horizontal and vertical) along Knollton Road shall be conducted during the permitting process and any right-of-way improvements required as a result of development to the property shall be installed by the petitioners and / or the developer.

STAFF RECOMMENDATION

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

1. Final site plan and elevations shall be submitted for Administrator Approval prior to the issuance of an Improvement Location Permit (ILP).
2. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptacles provided for the proper disposal of trash and other waste.
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.



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4. A 59.5-foot half right-of-way shall be dedicated along the frontage of 2155 Kessler Boulevard West Drive and a 45-foot half right-of-way along the frontage of Knollton Road, 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).

PETITION OVERVIEW

This 13.69-acre site, zoned SU-34 (Club rooms, fraternal rooms / fraternity and lodge and public ballroom) (FF), is undeveloped and surrounded by a driving range to the north, zoned SU-34; single-family dwellings to the south, zoned D-S; single-family dwellings to the east, across Knollton Road, zoned D-S; and a country club to the west, zoned SU-34.

The request would rezone the southern portion of the site to the D-4 (FF) and the northern portion of the site to the D-5II district. “The D-4 district is intended for low or medium intensity single-family and two-family residential development. Land in this district needs good thoroughfare access, relatively flat topography, and nearby community and neighborhood services and facilities with pedestrian linkages. Provisions for recreational facilities serving the neighborhood within walking distance are vitally important. Trees fulfill an important cooling and drainage role for the individual lots in this district. The D-4 district has a typical density of 4.2 units per gross acre. This district fulfills the low-density residential classification of the Comprehensive General Land Use Plan. All public utilities and facilities must be present. Development plans, which may include the use of clustering, should incorporate and promote environmental and aesthetic considerations, working within the constraints and advantages presented by existing site conditions, including vegetation, topography, drainage and wildlife.

The D-5II district is intended for small-lot housing formats, primarily for small, detached houses, but also including a mix of small-scale multi-unit building types. This district can be used for new, walkable suburban neighborhoods or for infill situations in established urban areas, including both low density and medium density residential recommendations of the Comprehensive Plan, and the Suburban Neighborhood or Traditional Neighborhood Typologies of the Land Use Pattern Book.

“The D-5II district is also considered to be a walkable neighborhood whose purpose is to advance the Livability Principles of this Code, the D-5, D-5II, D-8, D9 and D-10 districts implement walkable, compact neighborhoods within a well-connected street network and block structure, using slow neighborhood streets, walkable connectors, and multi-mode thoroughfares. Access to parks and recreation, transit and neighborhood services within walking distance is important. Street trees, landscape and trees along private frontages, and an active amenity zone create comfortable walking environment and add appeal to neighborhoods. These districts require urban public and community facilities and services to be available. These districts may be used in combination to supply critical mass of residents to support nearby commercial and transit investments.”

The Comprehensive Plan recommends the non-typology land use of regional special use.



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As proposed, this request would not be consistent with the Comprehensive Plan recommendation of regional special use because the recommended land use serves as a specific and stable institutional purpose for a portion of the population.

Overlays

This site is also located within an overlay, specifically the Environmentally Sensitive Areas (ES) Overlay. “Overlays are used in places where the land uses that are allowed in a typology need to be adjusted. They may be needed because an area is environmentally sensitive, near an airport, or because a certain type of development should be promoted. Overlays can add uses, remove uses, or modify the conditions that are applied to uses in a typology.”

The Environmentally Sensitive Areas (ES) Overlay is intended for areas containing high quality woodlands, wetlands, or other natural resources that should be protected. The purpose of this overlay is to prevent or mitigate potential damage to these resources caused by development. This overlay is also appropriate for areas that present an opportunity to create a new environmental asset. This overlay is not intended for the preservation of open space.

The entire site is covered by high quality woodlands, specifically identified as Forest Alliance Woodlands.

Tree Preservation / Heritage Tree Conservation

There are significant amounts of natural vegetation and trees covering 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.



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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 issuance date. See Exhibit A, Table 744-503-3: Replacement Trees.

Floodway Fringe

This site has a secondary zoning classification of a Floodway Fringe (FF), which is the portion of the regulatory floodplain that is not required to convey the 100-year frequency flood peak discharge and lies outside of the floodway.

The designation of the FF District is to guide development in areas subject to potential flood damage, but outside the Floodway (FW) District. Unless otherwise prohibited, all uses permitted in the primary zoning district (D-4 and D-5II in this request) are permitted, subject to certain development standards of the Flood Control Secondary Zoning Districts Ordinance.

The southeast corner of the site is located within the unregulated 500-year floodplain.

Department of Public Works

The Department of Public Works, Traffic Engineering Section, has requested the dedication and conveyance of a 59.5-foot half right-of-way along Kessler Boulevard West Drive and a 45-foot half right-of-way along Knollton Road. This dedication would also be consistent with the Marion County Thoroughfare Plan.

Traffic Impact Study (TIS)

The parameter used to evaluate traffic operation conditions is referred to as the level-of-service (LOS). There are six LOS (A through F) categories, which relate to driving conditions from best to worst, respectively. LOS directly relates to driver discomfort, frustration, fuel consumption and lost travel time. Traffic operating conditions at intersections are acceptable if found to operate at LOS D or better.

The TIS, file dated November 25, 2024, studied baseline existing conditions; impact of proposed development (trip generation, directional distribution diverted trips / site access); 2024 forecasted conditions; and 2034 forecasted conditions.



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Four intersections were studied:

- Kessler Boulevard and Broadmoor Country Club
- Kessler Boulevard and West 56th Street
- Kessler Boulevard and Knollton Road
- West 56th Street and Knollton Road

Analysis was conducted for two scenarios. Scenario One – Access to the Broadmoor Country Club along Kessler Boulevard would be removed and relocated to Knollton Road access that would also serve the proposed residential development. Scenario Two – Access to the Broadmoor Country Club would remain along Kessler Boulevard and the access drive along Knollton Road would serve only the proposed residential development.

Recommendations:

- A westbound left-turn lane is recommended at the intersection of Kessler Boulevard and Knollton Road.

Environmental Public Nuisances

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

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

Environmental public nuisance means:

1. Vegetation on private or governmental property that is abandoned, neglected, disregarded or not cut, mown, or otherwise removed and that has attained a height of twelve (12) inches or more;
2. Vegetation, trees or woody growth on private property that, due to its proximity to any governmental property, right-of-way or easement, interferes with the public safety or lawful use of the governmental property, right-of-way or easement or that has been allowed to become a health or safety hazard;
3. A drainage or stormwater management facility as defined in Chapter 561 of this Code on private or governmental property, which facility has not been maintained as required by that chapter; or
4. Property that has accumulated litter or waste products, unless specifically authorized under existing laws and regulations, or that has otherwise been allowed to become a health or safety hazard.



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If approved, 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.

Panning Analysis

The proposed development of approximately 13.7 acres is part of a 200-acre country club development that has existed for at least 87 years. The 1937 aerial is the earliest aerial that depicts development of the golf course and club buildings.

Staff believes that the proposed residential development would not be supportable on this site that has a Comprehensive Plan recommendation of regional special use that is a land use that does not contemplate residential uses.

The density of the proposed D-4 district (approximately six acres) would be 2.5 units per acre. The density of the proposed D-5II district (approximately 7.5 acres) would be 4.6 units per acres.

Very low density (D-S) is adjacent to the site to east and south and described as “intended for suburban areas of extreme topography, areas conducive to estate development, or areas where it is desirable to permit only low-density development (such as adjacent to floodplains, aquifers, urban conservation areas, within the extended alignment of airport runways, etc.). Generous front yards with trees along roadways that follow the natural terrain of the land are envisioned for the D-S district. Estate development in a natural setting is the typical realization of the district. The D-S district provides for single-family residential lots consisting of at least one acre. A typical density for the D-S district is 0.4 units per gross acre. This district fulfills the lowest density residential classification of the Comprehensive General Land Use Plan. Development plans would likely use the cluster option when subdividing and should incorporate and promote environmental and aesthetic considerations, working within the constraints and advantages presented by existing site considerations, including vegetation, topography, drainage and wildlife.”

This area did not develop in a manner that would allow for this dense of housing. The proposal would also create or encourage a disjointed pattern of residential development that would not be compatible with the existing residential land uses and could have a destabilizing impact on the neighborhood.

The proposed site plan depicts an access drive along Knollton Road that could also serve as a primary entrance to the country club. There would be a detention pond and 10 attached dwellings (townhomes) north of the access drive. Development south of the access drive would include 18 attached dwellings (townhomes) and 15 detached single-family dwellings.

Street A and Street B would likely be private streets, with gates installed at the western boundary of the site and the intersection of Street A and Street B.



GENERAL INFORMATION

Existing Zoning	SU-34 (FF)	
Existing Land Use	Undeveloped	
Comprehensive Plan	Regional Special Use	
Surrounding Context	Zoning	Land Use
	North:	SU-34 Golf driving range
	South:	D-S (FF) Single-family dwellings
	East:	D-S (FF) Single-family dwellings
	West:	SU-34 Country club buildings
Thoroughfare Plan		
Kessler Boulevard, West Drive	Primary Arterial	Existing 100-foot right-of-way and proposed 119-foot right-of-way.
Knollton Road	Primary Collector	Existing 60-foot right-of-way and proposed 90-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	Yes, unregulated 500-year floodplain	
Overlay	Yes, Environmentally Sensitive	
Wellfield Protection Area	No	
Site Plan	June 20, 2024	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends the non-typology land use of regional special use. This category provides for public, semi-public and private land uses that serve a specific institutional purpose for a significant portion of the county. Examples are large-scale, generally stable institutional uses such as cemeteries, hospitals, universities, high schools, government complexes, large museums, the Indiana State Fairgrounds, and the Indianapolis Motor Speedway.



The non-typology land uses are stand-alone uses that are outside the typology system due to their scale or the nature of their use.

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.
- 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

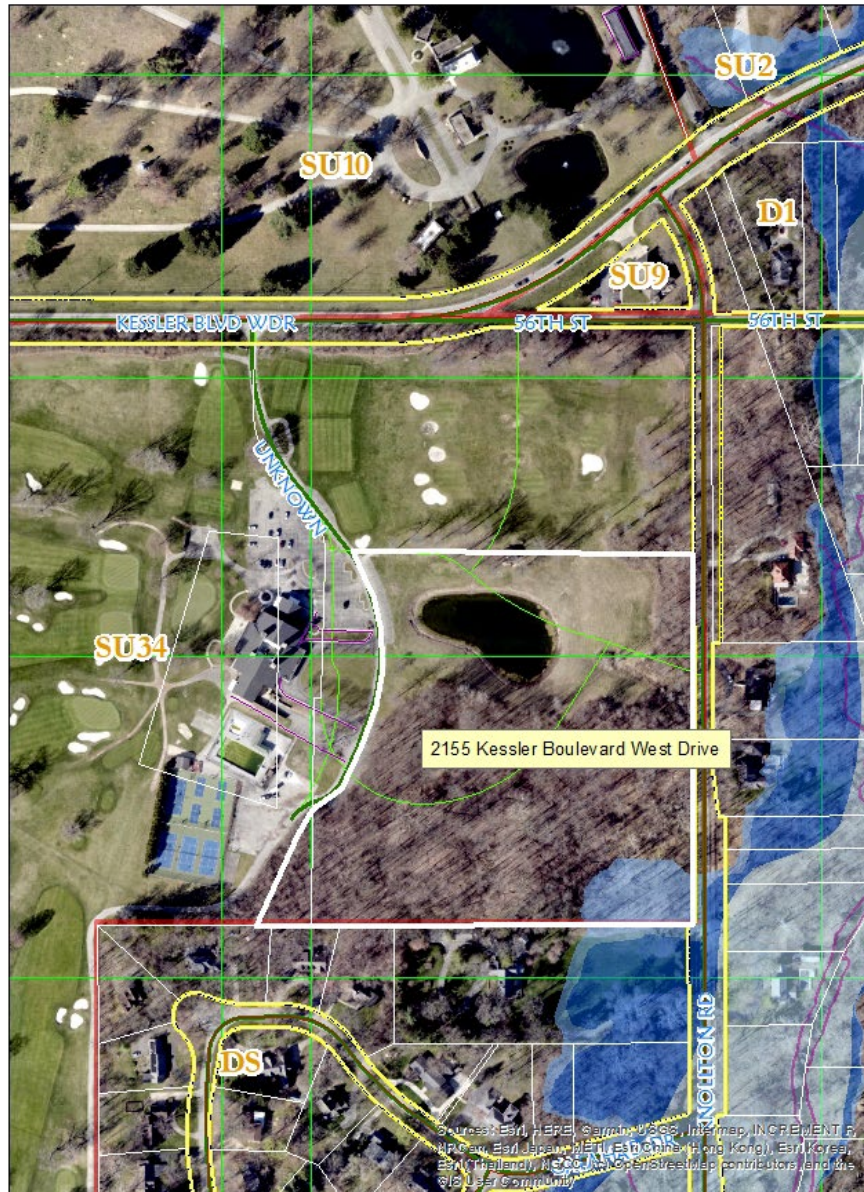


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ZONING HISTORY

None.

EXHIBITS



Source: Esri, HERE, Garmin, Swisstopo, Intermap, INCREMENT P, NRCan, Esri Japan, Swisstopo, CNES, IGN, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NOAA, NAVTECH, DeLorme, contributor(s), and the USGS, copyright © 2014

2155 Kessler Boulevard West Drive

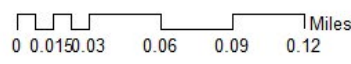




EXHIBIT A

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.

Table 744-503-3: Replacement Trees		
Size of tree removed or dead (inches)	Number of Trees to be planted to replace a Heritage Tree	Number of Trees to be planted to replace an existing tree
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



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MEMORANDUM OF EXAMINER'S DECISION

2024-ZON-073/073B

2155 Kessler Blvd, West Drive

The petitions requests the rezoning of 6.01 acres from the SU-34(FF) district to the D-4(FF) district and the rezoning of 7.68 acres from the SU-34 district to the D-5II district to provide for residential uses.

Your Hearing Examiner visited the heavily wooded site prior to the hearing and noted the established homes on large lots along both sides of Knollton Road south and east of the site, and a subdivision with large lots south of it. Broadmoor County Club is north and west of the site.

The petitioner's representative described the proposed infill development as a way to maintain the country club, which has been in existence for over 100 years. The density would increase from south to north, and all residents would be required to have a country club membership. Because the existing access to the country club from Kessler Boulevard is not ideal, the primary access to this site, and to the country club, would be from Knollton Road. It was also suggested that the proposed development would help meet demand for housing in Washington Township, and that the proposed density is not out of character for the larger area.

More than 30 remonstrators attended the hearing, and a petition of opposition was presented with more than 50 signatures. Several remonstrators spoke, and the primary reasons of opposition were the proposed density, inconsistency of the requested zoning districts with surrounding zoning districts, access from Knollton Road, and clearing of trees.

Staff explained that, while the Comp Plan recommended regional special use because of the current zoning of SU-34, very low density residential development would be appropriate for this site. Staff expressed concern that the request would introduce a disjointed pattern of development, and that clear cutting of trees on the site would happen.



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In your Hearing Examiner’s opinion, the requested zoning districts and proposed development are completely out of character with this area. While a special use needs some flexibility in order to maintain its place in a neighborhood, it should not be to the detriment of the neighborhood. Your Hearing Examiner is also concerned with the proposed access on Knollton Road, and the impact the development would have on the high quality woodlands covering the site. Denial of these petitions was recommended.

For Metropolitan Development Commission Hearing on February 19, 2025



View of site looking west across Knollton Road



View of site looking west across Knollton Road



View of site looking west across Knollton Road



View of site looking west across Knollton Road



View of site looking west across Knollton Road



View of site looking east across existing driving range



View of site looking south along drive that abuts the western site boundary



View of site looking north along drive that abuts the western site boundary



METROPOLITAN DEVELOPMENT COMMISSION **March 5, 2025**

Case Number: 2024-ZON-115
Property Address: 6600 and 6908 Hickory Road
Location: Franklin Township, Council District #25
Petitioner: Manheet Singh, by Joseph D. Calderon
Current Zoning: D-A (FF)

Request: Rezoning of 145 acres from the D-A (FF) district to the D-P (FF) district to provide for a multi-family and single-family attached senior community development, a single-family detached residential development consisting of 240 units, and educational uses, including a day care or nursery school, with amenities, including a community garden, a swimming pool, game courts, playgrounds, and pathways.

Current Land Use: Single-family dwelling / accessory buildings / agricultural uses

Staff Recommendations: Approval, subject to the commitments noted below:

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Metropolitan Development Commission acknowledged the timely automatic continuance filed by a registered neighborhood organization that continued this petition from the February 5, 2025 hearing, to the March 5, 2025 hearing.

STAFF RECOMMENDATION

Approval, subject to the following commitments being reduced to writing on the Commission's Exhibit "B" forms at least three days prior to the MDC hearing:

1. The development shall contribute a voluntary restricted donation toward the cost of future infrastructure improvements at the intersections of Indian Creek Road South / Hickory Road, East Southport Road / Franklin Road, and proposed access drives along Indian Creek Road South, Hickory Road and East Southport Road, in accordance with the Traffic Impact Study file dated January 31, 2025. Contributions shall be payable to the MDC Grants and Donation Fund and subsequently transferred to DPW for design and construction costs. Prior to the filing, processing, or issuance of any subsequent subdivision plat approval or Improvement Location Permit (ILP), the development shall enter into a formal agreement with the City to specify the terms of the contribution to the MDC Grants and Donation Fund including exact amount, schedule, and / or proration of voluntary restricted donation payments.



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2. A 40-foot half right-of-way shall be dedicated along the frontage of Indian Creek Road South, a 40-foot half right-of-way along Hickory Road and a 40-foot half-right-of-way along East Southport Road, 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).
3. 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 145-acre site, zoned D-A (FF), consists of two parcels that are developed with a single-family dwelling, with the remainder of the land used agriculturally. It is surrounded by single-family dwellings to the north, across Indian Creek Road South; single-family dwellings to the south; single-family dwellings to the east, across Hickory Road; and single-family dwelling to the west, all zoned D-A.

There is an approximately 105-foot-wide right railroad right-of-way that bisects the property at the northeast corner of the site, along with a 100-foot-wide power line easement along the western boundary.

REZONING

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

The established purpose of the D-P District follows:

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



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8. To provide for a comprehensive review and processing of development proposals for developers and the Metropolitan Development Commission by providing for concurrent review of land use, subdivision, public improvements and siting considerations.
9. To accommodate new site treatments not contemplated in other kinds of districts.

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

The Comprehensive Plan recommends suburban neighborhood typology.

A proposed development of the site be consistent with the Plan recommendation of suburban neighborhood.

DP Statement (Amended) – February 19, 2025

The DP Statement explains development of the two parcels (6600 and 6908) that includes permitted uses, accessory uses and development standards.

Permitted uses on Parcel 6600 Parcel would include attached multi-family and single-family attached dwellings leased or owned by residents 55 years and older.

Permitted uses on Parcel 6908 would include single-family, with one parcel reserved for educational uses (southeast corner of the site). Square footage of these lots range from 1,800 square feet to 5,000 square feet.

Utilities and drainage would comply with all regulations and requirements.

Signage would include freestanding monument and incidental signs.

A 25-foot-wide landscaped perimeter buffer yard would be installed consistent with the preliminary plan, and the 100-foot-wide easement along the western site boundary would remain undisturbed.

Amenities would include a clubhouse, pool, active / passive recreation space, community parks within the development, and sidewalks / trails.

Floodway / Floodway Fringe

This site has a secondary zoning classification of a Floodway (FW) and Floodway Fringe (FF). The Floodway (FW) is the channel of a river or stream, and those portions of the floodplains adjoin the channels which are reasonably required to efficiently carry and discharge the peak flood flow of the base flood of any river or stream. The Floodway Fringe (FF) is the portion of the regulatory floodplain that is not required to convey the 100-year frequency flood peak discharge and lies outside of the floodway.



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The purpose of the floodway district is to guide development in areas identified as a floodway. The Indiana Department of Natural Resources (IDNR) exercises primary jurisdiction in the floodway district under the authority of IC 14-28-1.

The designation of the FF District is to guide development in areas subject to potential flood damage, but outside the Floodway (FW) District. Unless otherwise prohibited, all uses permitted in the primary zoning district (D-P in this request) are permitted, subject to certain development standards of the Flood Control Secondary Zoning Districts Ordinance.

There is a small and insignificant area of floodplain of Raybourn Ditch abutting East Southport Road that encroaches into the small 50-foot-wide strip along the southern boundary of this site.

Site Plan – February 19, 2025

The site plan depicts an approximately 7.6-acres (Parcel 6600) at the northeast corner of the site for attached senior living.

Approximately 123.7 acres (Parcel 6908) would provide for 228 lots for single-family dwellings consisting of two different lot sizes.

The educational uses would occupy approximately 8.1 acres, with approximately 6.68 acres in park.

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 Indiana Creek Road South, a 40-foot half right-of-way along Hickory Road, and a 40-foot half right-of-way along East Southport Road. This dedication would also be consistent with the Marion County Thoroughfare Plan.

Traffic Impact Study – January 31, 2025

The parameter used to evaluate traffic operation conditions is referred to as the level-of-service (LOS). There are six LOS (A through F) categories, which relate to driving conditions from best to worst, respectively. LOS directly relates to driver discomfort, frustration, fuel consumption and lost travel time. Traffic operating conditions at intersections are considered to be acceptable if found to operate at LOS D or better.

Capacity analysis occurs for three different scenarios. Scenario One - Existing Traffic Volumes – Based on existing peak hour traffic volumes. Scenario Two - Year 2034 Background Traffic Volumes – Based on inflating the existing traffic by 0.5% annual growth rate and adding generated traffic volumes from partially developed and planned future near-by developments. Scenario Three - Total Development Traffic Volumes – Based on the sum of the year 2034 background.



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The study area for this analysis has been defined included the following intersections: See Exhibit A-1.

- Indian Creek Road South / Franklin Road
- Indian Creek Road South / Hickory Road
- East Southport Road / Franklin Road
- East Southport Road / Hickory Road
- Hickory Road South / Southeastern Avenue
- Indian Creek Road South / Fairlane Drive
- Indian Creek Road South / Acton Road

Access Drives

- Indian Creek Road South / Single Family
- Indian Creek Road South / Senior Adult Multi-family
- Hickory Road / Single Family
- Hickory Road / Senior Adult Multi-family
- Hickory Road / School
- East Southport Road / School

Conclusions / Recommendations

- Indian Creek Road South / Franklin Road – No improvements are recommended
- Indian Creek Road South / Hickory Road
 - Added Northbound Right-Turn Lane
 - Added Southbound Left-Turn Lane
 - Added Westbound Left-Turn Lane
 - Additional capacity analyses have shown that the intersection will operate at acceptable levels of service when considering the year 2034 background traffic volumes (Scenario 3) with the reconstruction of the intersection as a single-lane roundabout.
- East Southport Road / Franklin Road
 - Added Southbound Right-Turn Lane with a Protected Overlap Signal Phase.
 - Added Eastbound Left-Turn Lane with a Protected Left-Turn Signal Phase.
- East Southport Road / Hickory Road -No improvements are recommended
- East Hickory Road / Southeastern Avenue – No improvements are recommended
- Indian Creek Road South / Fairlane Drive -No improvements are recommended
- Indian Creek Road South / Acton Road – No improvements are recommended
- Access Drives (proposed)
 - Indian Creek Road South / Single Family
 - Construction of the northbound full access drive with one inbound lane and at least one outbound lane.
 - Pending right-of-way availability, construction of a westbound passing blister along Indian Creek Road South at the access drive location.
 - The intersection should be stop-controlled with the access drive stopping for Indian Creek Road South.



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- Indian Creek Road South / Senior Adult Multifamily Access Drive
 - Construction of the northbound full access drive with one inbound lane and at least on outbound lane.
 - The intersection should be stop-controlled with the access drive stopping for Indian Creek Road.
- Hickory Road / Senior Adult Multifamily Access Drive
 - Construction of the eastbound full access drive with one inbound lane and at least one outbound lane.
 - Pending right-of-way availability, construction of a northbound passing blister along Hickory Road at the access drive location.
 - The intersection should be stop-controlled with the access drive stopping for Hickory Road.
- Hickory Road / Proposed Single Family
 - Construction of the eastbound full access drive with one inbound lane and at least one outbound lane.
 - Pending right-of-way availability, construction of a northbound passing blister along Hickory Road at the access drive location.
 - The intersection should be stop-controlled with the access drive stopping for Hickory Road.
- Hickory Road / School
 - Construction of the eastbound full access drive with one inbound lane and at least one outbound lane.
 - Pending right-of-way availability, construction of a northbound passing blister along Hickory Road at the access drive location.
 - The intersection should be stop-controlled with the access drive stopping for Hickory Road.
- East Southport Road / School
 - Construction of the eastbound full access drive with one inbound lane and at least one outbound lane.
 - Construction of an exclusive eastbound left-turn lane along Southport Road.
 - The intersection should be stop-controlled with the access drive stopping for East Southport Road.

Environmental Public Nuisances

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

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



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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.

GENERAL INFORMATION

Existing Zoning	D-A (FF)		
Existing Land Use	Single-family dwelling / accessory buildings / agricultural uses		
Comprehensive Plan	Suburban Neighborhood		
Surrounding Context	Zoning	Land Use	
	North:	D-A	Single-family dwellings
	South:	D-A	Single-family dwellings
	East:	D-A	Single-family dwellings
	West:	D-A	Single-family dwellings
Thoroughfare Plan			
Hickory Road	Primary Collector	Existing 30-foot right-of-way and proposed 80-foot right-of-way.	
Indiana Creek Road South	Primary Collector	Existing 32-foot right-of-way and proposed 80-foot right-of-way.	
East Southport Road	Primary Arterial	Existing 60-foot right-of-way and proposed 80-foot right-of-way.	



Context Area	Metro
Floodway / Floodway Fringe	Yes – Raybourn Ditch
Overlay	No
Wellfield Protection Area	No
Site Plan	September 5, 2024
Site Plan (Amended)	February 19, 2025
Elevations	September 5, 2024
Elevations (Amended)	February 19, 2025
Landscape Plan	N/A
Findings of Fact	N/A
Findings of Fact (Amended)	N/A
C-S/D-P Statement	September 5, 2024 / February 19, 2025

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 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.

Pattern Book / Land Use Plan

The Comprehensive Plan consists of two components that include The Marion County Land Use Pattern Book (2019) and the land use map. The Pattern Book provides a land use classification system that guides the orderly development of the county and protects the character of neighborhoods while also being flexible and adaptable to allow neighborhoods to grow and change over time.

The Pattern Book serves as a policy guide as development occurs. Below are the relevant policies related to this request:

- *Conditions for All Land Use Types – Suburban Neighborhood*
 - 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.

- *Conditions for All Housing*
 - A mix of housing types is encouraged.
 - Developments of more than 30 housing units must have access to at least one arterial street of three or more continuous travel lanes between the intersections of two intersecting arterial streets.
 - Should be within a one-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly accessible recreational or cultural amenity that is available at no cost to the user.
 - Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.
 - Developments with densities higher than five dwelling units per acre should have design character compatible with adjacent properties. Density intensification should be incremental with higher density housing types located closer to frequent transit lines, greenways or parks.

- *Multi-family Housing*
 - Should be located along arterial or collector streets, parks, or greenways.
 - Parking should be either behind or interior to the development.
 - Individual building height, massing, and footprint should gradually transition from adjacent developments. Specifically, buildings located adjacent to existing residential developments should be no more than one and a half times the height and no more than twice the average footprint of the existing adjacent residential buildings.

- *Large-Scale Schools, Places of Worship, and Other Places of Assembly (defined as schools, places of worship, and other places of assembly that are generally more than five acres in size. Particularly large centers of education such as township high schools and universities would not be included in this definition and are considered to be regional special uses).*
 - 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.
 - Schools should not be within 1000 feet of a highway, freeway, or expressway.



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- Should be located within one-half mile of a bus or rapid transit stop unless there is no bus service within the institution's service area.
- In predominantly platted, single-family neighborhoods, site should be at least as wide as it is deep.
- Should be in harmony with the surrounding neighborhoods and site and screen their parking, service, and emergency vehicle areas to buffer surrounding residential 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

- Not Applicable to the Site.

Indy Moves

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

- The Marion County Thoroughfare Plan (2019) "is a long-range plan that identifies the locations classifications and different infrastructure elements of roadways within a defined area."
- The following listed items describe the purpose, policies and tools:
 - Classify roadways based on their location, purpose in the overall network and what land use they serve.
 - Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.
 - Set requirements for preserving the right-of-way (ROW)
 - Identify roadways for planned expansions or new terrain roadways
 - Coordinate modal plans into a single linear network through its GIS database



ZONING HISTORY

2024-ZON-029; 9401 and 9415 East Southport Road and 9404 and 9510 East McGregor Road (south of site), requested rezoning of 112.2 acres from the D-A (FF) and D-1 (FF) districts to the D-4 district to provide for single-family residential development, **approved**.

2020-ZON-020; 9140 East McGregor Road (south of site), requested rezoning of 67.54 acres from the D-A district to the D-4 district, **approved**.

2017-ZON-050; 7021 South Franklin Road and 8750 East McGregor Road (south of site), requested rezoning of 81.801 acres from the D-A (FW)(FF) district to the D-P (FW)(FF) classification to provide for 205 lots, consisting of 205 single-family dwelling, for a density of 2.54 units per acre, **approved**

2016-CZN-832 / 2016-CVR-832 / 2016-CPL-832; 6725 South Franklin Road (west of site), requested rezoning of one acre from the D-A District to the C-4 classification; a variance of development standards to provide for a liquor store within 20 feet from a protected district; and approval of a Subdivision Plat, to be known as Deerburg Subdivision, dividing 20.18 acres into two lots, **withdrawn**.

2015-UV1-006; 7220 South Franklin Road (west of site), requested a variance of use of the Dwelling Districts Zoning Ordinance to use existing barns to provide for an event center for reunions, receptions, parties, retreats and weddings, **granted**.

2014-CZN-824A / 2014-CZN-824B / 2014-CZN-824C / 2017-CVR-824; 8120 East Southport Road (south of site), requested rezoning of 28.15 acres from the D-A District to the C-4 classification to provide for an approximately 98,500-square foot grocery store, a fueling station and integrated commercial center; rezoning of 5.9 acres from the D-A District to the C-3 classification to provide for an integrated commercial center; rezoning of 19.15 acres from the D-A District to the D-6II classification to provide for a multi-family development and variances of development standards of the Commercial zoning Ordinance to provide for a grocery store, a gasoline station and commercial retail development with outdoor seating and dining, 500 square feet of outdoor storage on the fueling station parcel and a reduction of parking spaces, **approved and granted**.

2013-ZON-070; 6725 South Franklin Road (west of site), requested a rezoning of three acres from the D-A district to the C-3 classification to provide for a gas station, **approved**.

2007-ZON-075; 7016 South Franklin Road (west of site), requested rezoning of 3.15 acres from the D-A District to the C-1 classification to provide for office-buffer commercial uses, **approved**.

2004-ZON-165; 8750 East Southport Road (south of site), requested rezoning of 22.3 acres, beginning in the D-A and SU-2 District, to the D-5II classification to provide for a two-family condominium development, **withdrawn**.



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2001-ZON-821 (2001-DP-006) / 2001-PLT-821; 8515 Indian Creek Road (east of site), requested rezone 33.647 acres from D-A to D-P to provide for 29.147 acres of single-family residential development of 83 lots (2.84 units/acre), 2 acres of commercial development, and 4.5 acres for educational uses, and requests approval of a subdivision plat to be known as Indian Creek Meadows, dividing 29.147 acres into 83 lots, with a waiver of perimeter sidewalk to be an asphalt bike / pedestrian path, cul-de-sac length, and local street width for density over 2.5 units / acre, **approved**.

2001-ZON-042; 8710 – 8822 Indian Creek Road South (east of site), requested a rezoning of 29.61 acres being in the D-A district to the SU-2 classification to provide for a bus barn, athletic fields, communication labs and other educational uses, **approved**.

2000-ZON-010; 8750 East Southport Road (south of site), requested a rezoning of 69.494 acres being in the D-A District to the SU-2 classification, **approved**.

99-Z-107/99-DP-18; 7835 East Southport Road (south of site), requested rezoning of 80.64 acres from the D-A district to the D-P classification to provide for a single-family subdivision, **approved**.

97-UV3-46; 6223 and 6225 South Franklin Road (west of site), requested a variance of use of the Dwelling Districts Zoning Ordinance to legally establish a daycare/preschool facility, **granted with conditions**.

97-Z-53; 7700 East Southport Road (south of site), requested a rezoning of 2.662 acres from D-A to SU-39 to provide for water tanks and a water pumping station, **approved**.

96-Z-42/96-DP-4; 8101 East Southport Road (south of site), requested rezone 93.5 acres from D-A to DP to provide for 199 single-family residential lots, **approved**.

96-Z-6A; 6610 South Franklin Road (west of site), requested a rezoning of 58 acres being in the D-A district to the SU-3 classification to provide for the development of a golf course, **approved**.

96-Z-B; 6636 South Franklin Road (west of site), requested a rezoning of 1 acre being in the D-A district to the D-1 classification to provide for the continued use of an existing single-family residence, **granted**.

84-Z-204; 7802 East Southport Road (south of site), requested the rezoning of 20.63 acres, being in the A-2 District, to the SU-5 classification to provide for the construction and maintenance of a radio broadcasting tower and accessory building, **approved**.

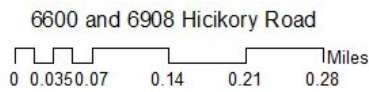
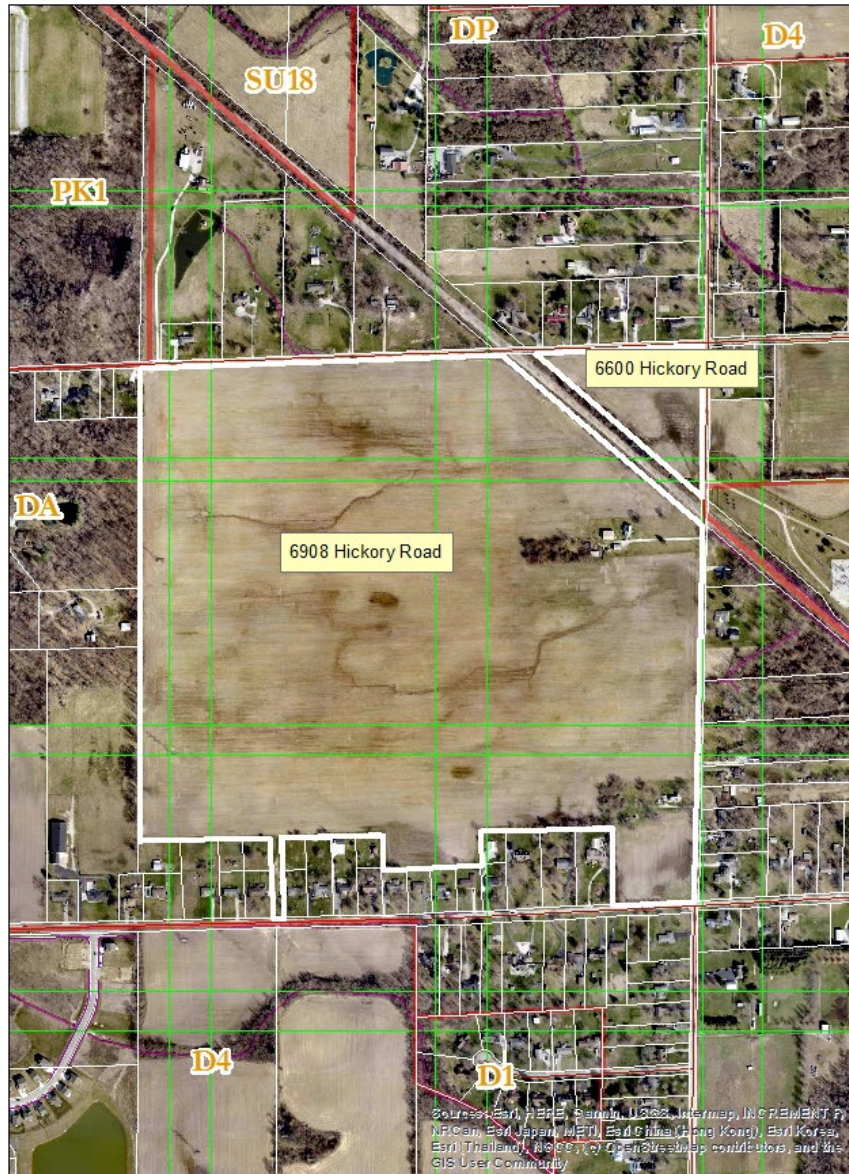


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83-Z-5 / 83-CV-4; 7802 East Southport Road (south of site), requested the rezoning of 20.83 acres, being in the A-2 District, to the D-12 classification to permit the development of 58 two-family residences on platted lots, **denied**; and, a variance of development standards of the Dwelling Districts Zoning Ordinance to permit a reduction in the minimum lot area, lot width, side yard, and front setback requirements, **withdrawn**.

79-Z-31, 7240 Hickory Road (south of site), requested rezoning of 56.483 acres being in the A-2 district, to the D-1 classification to provide for residential use by platting, **approved**

EXHIBITS





Amended D-P Statement - 2.19.2025

Preliminary DP Plan

6600 and 6908 Hickory Road

Introduction

Manheet Singh (“Petitioner”), is seeking to develop property containing approximately 145 acres and commonly addressed as 6600 Hickory Road (the “6600 Parcel”), and 6908 Hickory Road (the “6908 Parcel”) (the 6600 Parcel and 6908 Parcel are collectively referred to herein as, the “Subject Property”). The Subject Property is zoned D-A, and is partially improved. Petitioner is proposing a “senior” restricted multi-family community on the 6600 Parcel, and a single family detached residential development, with one parcel dedicated for educational use on the 6908 Parcel, all as generally shown on the preliminary site plan submitted with and attached to this Preliminary DP Plan as Exhibit “A” (the “Preliminary Site Plan”).

The Proposed Development/Permitted Uses

A. 6600 Parcel Permitted Uses: The development of the 6600 Hickory Parcel proposes attached multi-family residential units, which will be restricted to “seniors”. Both primary and accessory uses permitted by this Preliminary DP Plan are those which are either referenced or defined in Chapter 743, Article II, Table 743-1 “Use Table” of the Consolidated Zoning/Subdivision Ordinance of the City of Indianapolis, Marion County (the “Zoning Ordinance”).

Permitted Primary uses on the 6600 Parcel shall include:

1. Attached Multi-family dwellings.
2. Single Family attached dwellings.
3. All dwelling units must be leased or owned by an individual who is at least 55 years old.

Permitted Accessory uses for the 6600 Parcel may include:

1. Outdoor Recreation, which may include a swimming pool, game courts, playgrounds, etc.
2. Community Garden.
3. Minor Residential features, including pathways, sidewalks, benches and the like.
4. Surface Parking.

6600 Parcel Development Standards/Setbacks: Attached multi-family buildings and accessory structures (other than sidewalks, pathways and similar features) constructed on the 6600 Parcel shall meet the following minimum setbacks:

1. West property line: Buildings: 40 feet; Accessory Uses: 20 feet.
2. North and South Property Lines: Buildings: 40 feet from north property line, 40 feet from south property line; Accessory Uses: 20 feet from north and south property lines.
3. East Property Line: Buildings: 40 feet; Accessory Uses: 20 feet.

B. 6908 Parcel Permitted Uses: The 6908 Parcel proposes single family residential development, with one parcel reserved for educational use.



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Permitted Primary uses on the 6908 Parcel shall include:

1. Single Family Detached Dwellings.
2. Religious Use School, limited to the location shown on the Preliminary Site Plan.
3. Day Care Center/Nursery School, limited to the location shown on the Preliminary Site Plan.

6908 Parcel Development Standards/Setbacks: The single family detached dwellings on the 6908 Parcel will feature two types of lots, currently planned as: (a) 39 lots with minimum lot width of 100 feet, and minimum lot depth of 200 feet (“100 Foot Lots”); (b) 190 lots with minimum lot width of 70 feet and minimum lot depth of 120 feet “70 Foot Lots”; and (c) 1 “estate” size lot of approximately 5 acres (the “Estate Lot”), accessory structures (other than sidewalks, pathways and similar features) constructed on the 6908 Parcel shall meet the following minimum setbacks:

1. Front Yard (100 Foot Lots): 40 feet from the right-of-way line.
2. Side Yards (100 Foot Lots): 25 foot minimum aggregate side yard setback for 10 foot minimum one side; Accessory Uses: 10 feet from the applicable property lines.
3. Rear Yard (100 Foot Lots): Buildings: 40 feet; Accessory Uses: 10 feet.
4. Front Yard (70 Foot Lots): 25 feet from right-of-way line.
5. Side Yards (70 Foot Lots): 15 foot aggregate side yard setback; 5 foot minimum for one side, 15 feet minimum separation between homes on adjoining lots.
6. Rear Yards (70 Foot Lots): 20 feet minimum rear yard, 10 feet for accessory structures.
7. Front Yard (Estate Lot): 75 feet from the right-of-way line.
8. Side Yards (Estate Lot): 40 feet minimum aggregate side yard setback, 15 foot minimum for one side.
9. Rear Yard (Estate Lot): 75 foot minimum rear yard setback, 25 foot minimum rear yard setback for accessory structures.

Utilities/Drainage: All utilities are available or will be brought to the site. There will be no utility poles located on the Subject Property, unless already existing and financially impractical to bury. Storm drainage will be professionally engineered to meet all City of Indianapolis requirements with respect to runoff rate and quantity, as well as water quality.

Signs: The following signs shall be permitted:

1. Freestanding (for the school on the 6600 Parcel): One (1) Monument sign, not to exceed 8 feet in height.
2. Freestanding (for the benefit of the 6908 Parcel): One (1) Monument sign, not to exceed 8 feet in height.
3. Freestanding (for the residential section of the 6908 Parcel): Two (2) Monument signs, meeting the requirements of Table 744-906-0 of the Sign Relations.
4. Secondary: a) Vehicle Entry Point; b) Incidental



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Where not specified herein, sign dimensions and locations shall be governed by the Sign Regulations of Marion County, as applied to mixed use districts, set forth in Chapter 744, Art. XI of the Zoning Ordinance.

Landscaping: Petitioner will provide a landscaped perimeter buffer yard of at least twenty-five (25) feet in width along portions of the south property line of the 6908 Parcel as shown on the Preliminary Site Plan. There is an existing 100 foot easement on the west property line that will remain undisturbed. There will also be a landscaped buffer yard of at least 20 feet in width on the perimeter of the 6600 Parcel.

Miscellaneous

Amenities: The development on the 6908 Parcel, at a minimum, shall provide the following amenities:

1. Community clubhouse and pool, generally located as shown on the Preliminary Site Plan.
2. Active and passive recreation space.
3. At least 3 community pocket parks, plus one community park of at least 8 acres, generally as shown on the Preliminary Site Plan.

Home Standards on the 6908 Parcel:

For 70 Foot Lots: Minimum square footage of 1800 s.f., or 2400 s.f. if two-story.

For 100 Foot Lots: Minimum square footage of 2200 s.f., or 3000 s.f. if two-story.

For Estate Lot: Minimum square foot of 5000 s.f.

While architectural details are not available at this time, homes will be consistent with the character exhibits shown on Exhibit "B".

Access: Two curb cuts are proposed for each of Hickory Road and Indian Creek Road, and one curb cut is proposed for Southport Road, while the preliminary curb at locations are shown on the Preliminary Site Plan, final locations and access types shall be finally determined by the City of Indianapolis Department of Public Works.

Sidewalks / Walking Trails.

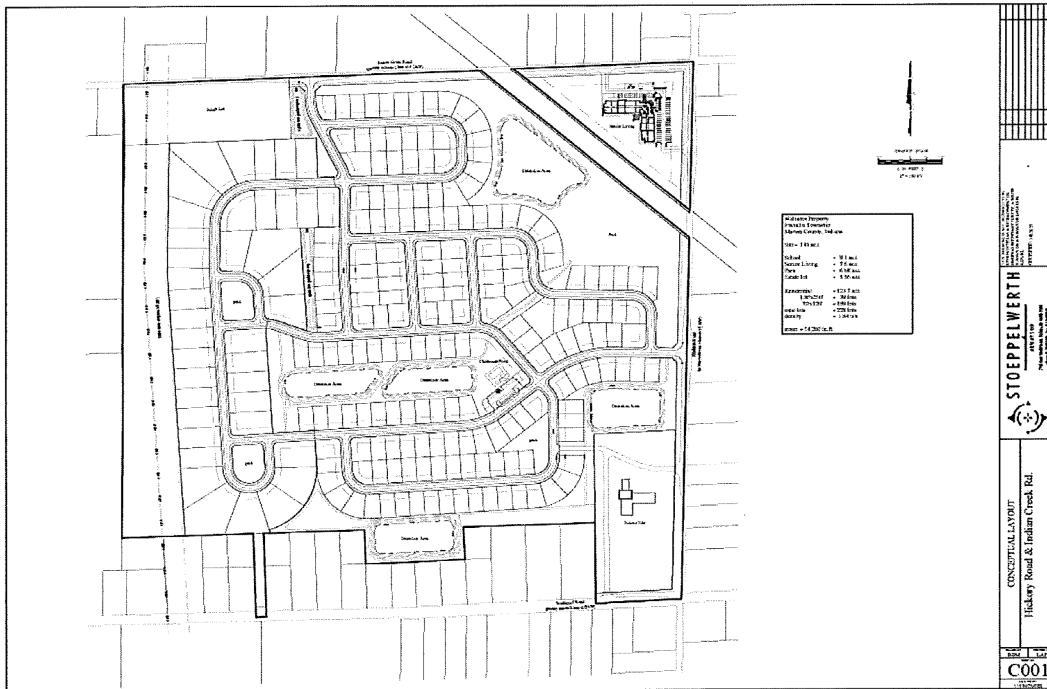
1. Perimeter sidewalks shall be installed along the Indian Creek Road, Hickory Road and Southport Road frontages of the Subject Property, except for the Estate Lot. Some perimeter sidewalks may be installed as multi-use paths if so requested by the City of Indianapolis.
2. A combination of internal sidewalks and multi-use paths shall be installed throughout the Subject Property, generally located as shown on the Preliminary Site Plan.

Administrative Approval of Future Site Plans: Final site plans and development plans may be submitted in total or in phases. The Administrator shall have the right to issue final approval of the final site plans and development plans so long as the final approval of the final site plans and development plans are consistent with the permitted uses, development standards, and landscaping requirements set forth in this Preliminary DP Plan.

Commitments: Developer proposes to supplement this Preliminary DP Plan with rezoning commitments in the form attached hereto as Exhibit "C".

44103521.4

EXHIBIT "A"



A-1

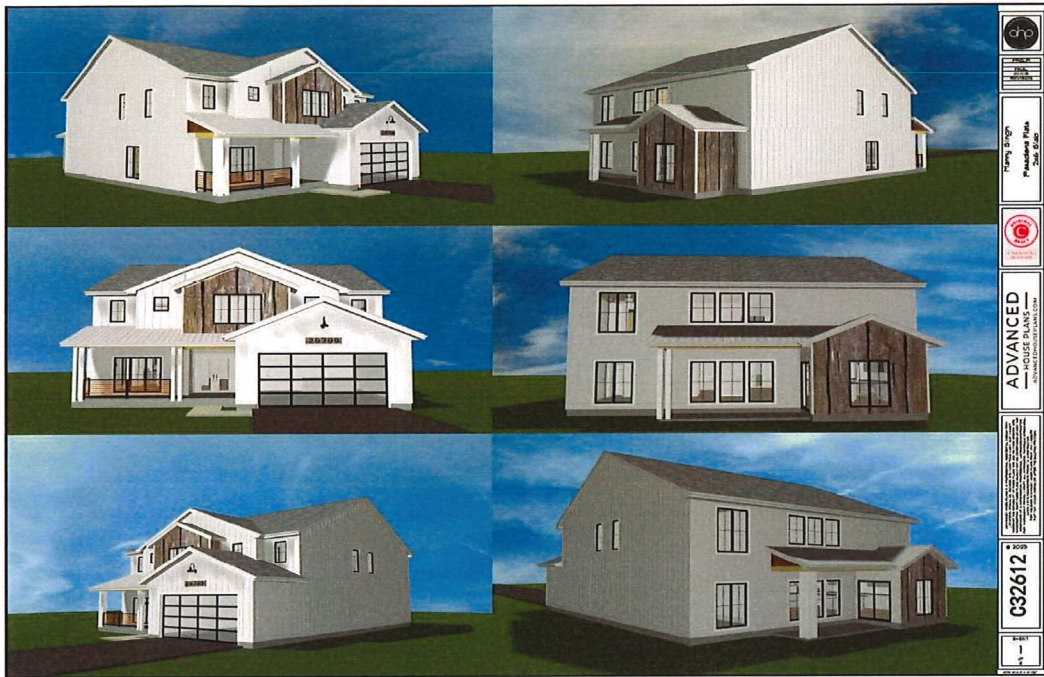
EXHIBIT "B"



B-1



B-2



B-3



B-4

CONCEPT PLAN
WILLIAMS PROPERTY
 INDIANAPOLIS, INDIANA

Area A
 Lot Size: 100' x 200'
 Lot Count: 39

Area B
 Lot Size: 70' x 120'
 Lot Count: 18

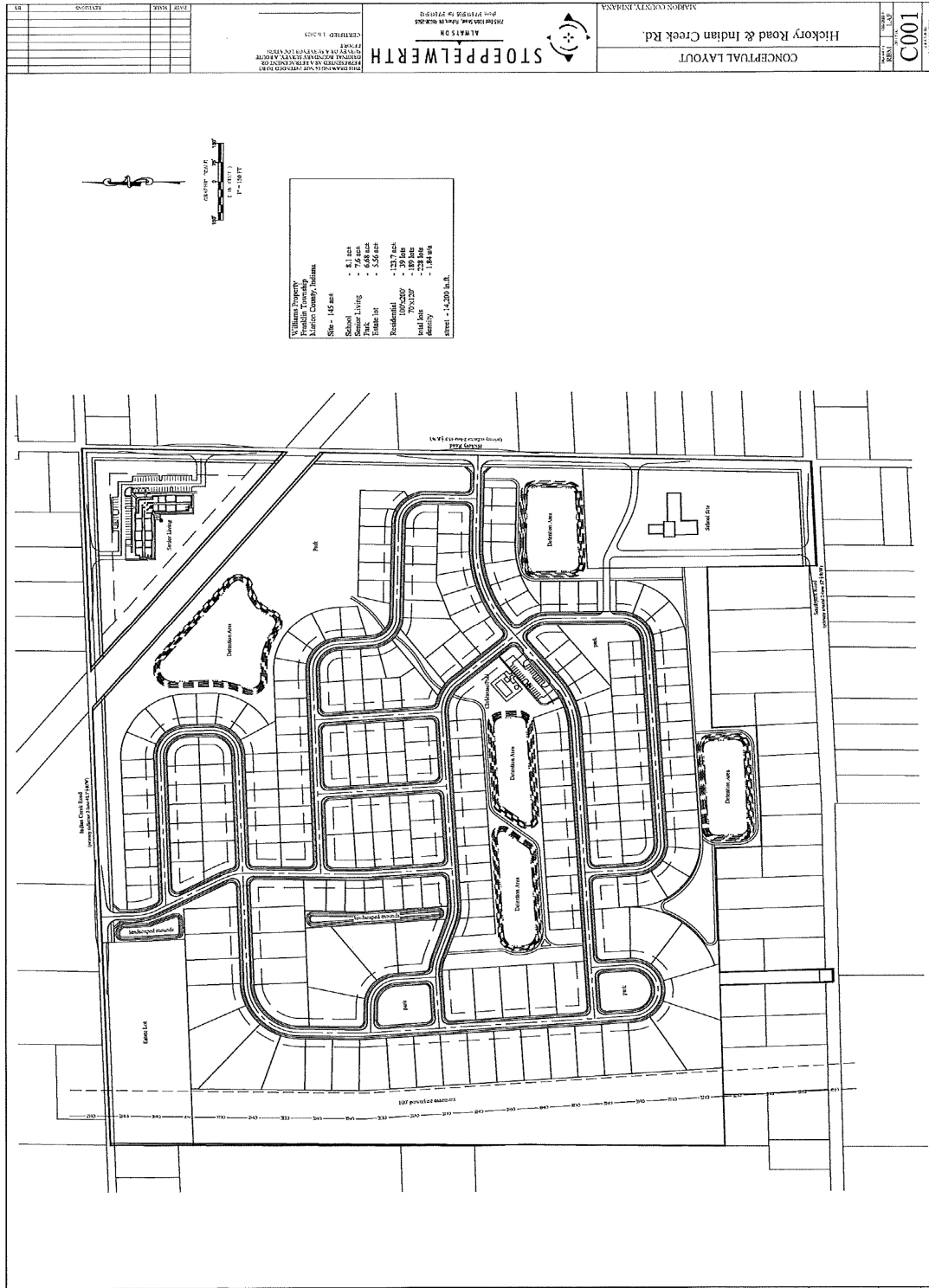
Total Lot Count: 228
 Single Family: 123.70 (Density - 1.84 u/s)
 Estate Lot: 5.56 ac.
 Senior Living: 7.60 ac.
 School: 8.1 ac.
 Park: 6.68 ac.±



STOEPPELWERTH

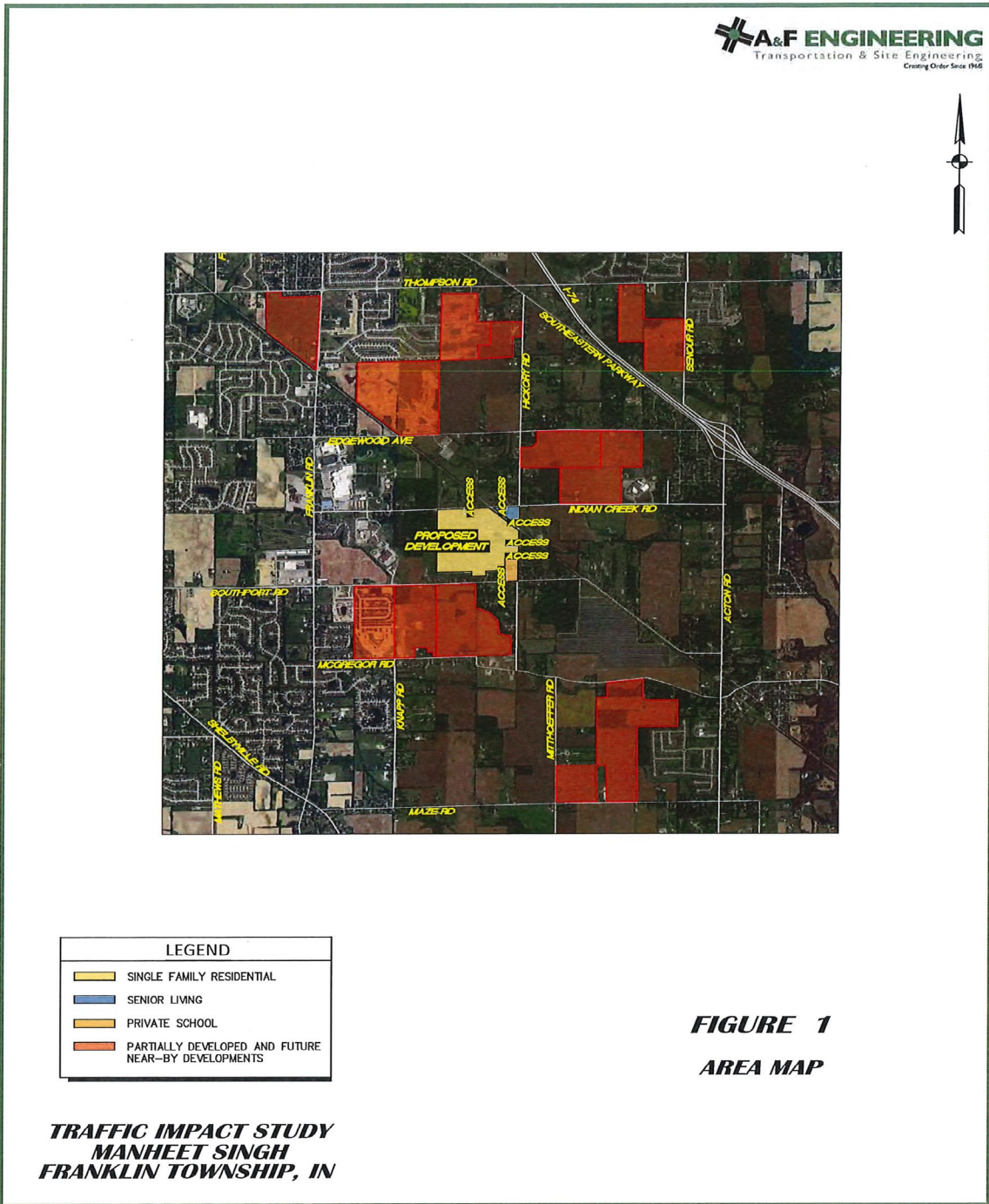


STOEPPELWERTH & ASSOCIATES, INC.
 1000 SOUTH COLLETSVILLE ROAD, SUITE 100
 COLLETSVILLE, IN 46039
 PHONE: (317) 860-9000



FILE NAME: 11152024-02-02-0001 - Conceptual Landscaping - 0001
 DATE: 11/20/24 11:20:24 AM
 PROJECT: 11152024-02-02-0001 - Conceptual Landscaping - 0001

EXHIBIT A-1



Z:\2024\240925-Manheet Singh_TIS_Williams Property, Franklin Township\240925-EXH.dwg, 1=1, 2024-11-18 SK



View of site looking north across East Southport Road



View of site looking north across East Southport Road



View looking north across intersection of East Southport Road and Hickory Road



View of site looking west across Hickory Road



View of site looking west across Hickory Road



View of site looking northwest across Hickory Road



View looking north along Hickory Road



View looking south along Hickory Road



View of site looking northwest across Hickory Road



View of site looking southwest across Hickory Road



View of site looking west across Hickory Road



View looking west across intersection of Indian Creek South Drive and Hickory Road



View of site looking southwest across Indian Creek South Drive



View of site looking southwest across Indian Creek South Drive



View of site looking southwest across Indian Creek South Drive



View of site looking south across Indian Creek South Drive



View of site easement along western boundary looking south across Indian Creek South Drive