



Metropolitan Development Commission (October 15, 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, October 15, 2025 **Time:** 1:00 PM

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

Business:

Adoption of Meeting Minutes: September 17, 2025

Special Requests

Policy Resolutions:

REAL ESTATE:

1. 2025-R-032

Authorizes DMD to enter into a Professional Services Agreement with Browning Day, Inc., with a not-to-exceed amount of \$165,700.

2. 2025-R-043

Authorizes DMD to expend \$96,745 for stabilization services on the Drake building.

ECONOMIC DEVELOPMENT / INCENTIVES:

3. 2025-A-041

Preliminary Economic Revitalization Area Resolution for Herff Jones LLC, located at 4501 West 62nd Street, Council District #6, Pike Township. (Recommend approval of five (5) years personal property tax abatement.)

4. 2025-E-028

Authorizes the reimbursement of TIF funds from various TIFs totaling \$16,069,043 to the DPW for eligible projects in the annual Capital Improvement Plan.

5. 2025-E-029

Reauthorizes TIF funds from the Consolidated Redevelopment Allocation Area totaling \$650,675.30 to the DPW to reimburse expenditures associated with the 2025 WNBA All-Star event.

6. 2025-E-030

Authorizes the reimbursement of FCID funds from the White River-North and State Ditch-Mars Hill FCIDs totaling \$2,250,000 for eligible flood control activities in 2025.

Zoning Petitions:

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

7. 2025-MOD-020 | 1011 East 22nd Street

Center Township, Council District #13

D-P

22 Monon Multifamily Partners, LLC, by Michael Rabinowitch

Modification of Development Statement related to 2023-ZON-049 to update the approved development plan to provide for signage locations and to specify the building type to be modular construction.

8. 2025-ZON-054 | 126 and 130 Koehne Street

Center Township, Council District #18

Westlane Pentecostal Assembly Church, Inc., by Justin Kingen and David Kingen

Rezoning of 0.18-acre from the D-8 (RC) (TOD) district to the SU-1 (RC) (TOD) district.

9. 2025-ZON-086 | 5255 Winthrop Avenue

Washington Township, Council District #7

Monon Property Management, LLC, by Joseph D. Calderon

Rezoning of 1.43 acres from the I-4 (W-5) district to the C-S (W-5) district to legally establish the existing structure, off-street parking area, existing uses, and to provide for commercial and industrial uses, such as, commercial and building contractor, business offices, including medical offices, artisan manufacturing, research and development, restaurants, and indoor recreation and entertainment.

10. 2025-ZON-093 | 1849 Broad Ripple Avenue

Washington Township, Council District #7

Blooming Star Properties, LLC-S Series 1 1849 Ripple, by David Kingen and Justin Kingen

Rezoning of 0.12-acre from the D-5 district to the C-1 district to provide for commercial office use.

11. 2025-CZN-837(Amended) | 1409 South Glen Arm Road

Wayne Township, Council District #17

Sergio Ramirez and Rosa Mazariegos, by Josh Smith

Rezoning of 0.12-acre from the C-5 district to the D-5 district to legally establish a detached single-family dwelling.

12. 2025-REG-061 | 201 East Washington Street

Center Township, Council District #18

CBD-2 (RC) (TOD)

IndyGo, by Christian Cambron

Regional Center Approval to provide for new bus rapid transit docking bays, with canopies and lighting.

PETITIONS FOR PUBLIC HEARING:

Petitions for Public Hearing

13. REZONING PETITION RECOMMENDED FOR DENIAL BY THE HEARING EXAMINER, APPEAL FILED BY PETITIONER:

2025-ZON-077 | 6501 Mann Road

Decatur Township, Council District #21

Kittle Property Group, by Joseph D. Calderon

Rezoning of 26.83 acres from the SU-1 (FF) (FW) and D-A (FF) (FW) district to the D-7 (FF) (FW) district to provide for a multi-family residential development.

14. REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2025-ZON-106 | 2400 and 2406 North Tibbs Avenue

Wayne Township, Council District #11
City of Indianapolis, by Aryn Schounce

Rezoning of 14.7 acres from the D-P district to the D-P district to provide for a family overflow shelter, and / or a single men's overflow shelter, and / or an emergency shelter during severe weather events, and / or a storage and distribution site to support individuals and families transitioning from homelessness into permanent supportive housing, and the uses permitted under 2024-ZON-079.

15. REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2025-ZON-113 | 1318 South Lynhurst Drive

Wayne Township, Council District #17
Lynhurst Baptist Church, by Kevin Lawrence

Rezoning of 1.65 acre from the D-P district to the D-P district to provide for a development consisting of six small dwellings, five two-family dwellings, and a community center.

Additional Business:

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

METROPOLITAN DEVELOPMENT COMMISSION (MDC)

MEMBER ROSTER

Commissioner	Appointing Authority	Term
John J. Dillon III (President)	Mayor	01/01/2025 – 12/31/2025
Megan Garver (Vice-President)	Mayor	01/01/2025 – 12/31/2025
Brian P. Murphy (Secretary)	Mayor	01/01/2025 – 12/31/2025
Bruce Schumacher (Acting Secretary)	Mayor	01/01/2025 – 12/31/2025
Brandon Herget	City-County Council	02/03/2025 – 02/03/2026
Brent Lyle	City-County Council	12/02/2024 – 12/02/2025
Daniel Moriarty	City-County Council	08/11/2025 – 08/11/2026
Brigid Robinson	Mayor	01/01/2025 – 12/31/2025
Gregg West	City-County Council	05/05/2025 – 05/05/2026

This meeting can be viewed live at [indy.gov: Channel 16 Live Web Stream](https://indy.gov/Channel16LiveWebStream). The recording of this meeting will also be archived (along with recordings of other City/County entities) at [indy.gov: Watch Previously Recorded Programs](https://indy.gov/WatchPreviouslyRecordedPrograms).

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

NO. 2025-R-032

**A RESOLUTION OF THE METROPOLITAN DEVELOPMENT
COMMISSION AUTHORIZING A PROFESSIONAL SERVICES
AGREEMENT WITH BROWNING DAY, INC.**

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana, acting as the Redevelopment Commission of the City of Indianapolis, Indiana (the “Commission”), being the governing body of the Redevelopment District of the City of Indianapolis, Indiana (the “District”), exists and operates pursuant to the provisions of Indiana Code 36-7-15.1 and Indiana Code 36-7-25, each as amended from time to time (collectively, the “Act”);

WHEREAS, in accordance with the Act, the Commission is undertaking certain capital improvement projects to renovate and enhance the Historic City Market and to construct new plazas and infrastructure (the “Projects”).

WHEREAS, in furtherance of the Projects, the Commission requires certain professional design services, including but not limited to landscape, architectural, mechanical, electrical, plumbing, civil engineering, and structural engineering services (“Professional Services”).

WHEREAS, Browning Day, Inc. (“Browning Day”) is qualified to provide certain architecture, design, and engineering Professional Services and the Commission finds that entering into a Professional Services Agreement with Browning Day is in the best interest of the Projects and the public.

ACCORDINGLY, be it resolved by the Metropolitan Development Commission as follows:

1. Approval. Pursuant to and in accordance with the Act, the Commission hereby approves a Professional Services Agreement with Browning Day in an amount not to exceed \$165,700.00 for architectural services related to City Market and authorizes the Department of Metropolitan Development to execute and enter into the Professional Services Agreement, which Agreement may provide for Professional Services work across multiple Projects.

2. Other Actions. The officers of the Commission hereby are authorized to take any and all actions, including executing and delivering any documents or certificates, that the President or any such officer deems to be necessary or reasonably appropriate to effect the resolutions set forth herein. Any such actions taken, including any documents or certificates executed and delivered, hereby are ratified, confirmed, and approved.

3. Severability. If any section, paragraph, or provision of this Resolution is held to be invalid or unenforceable for any reason, then the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Resolution.

4. Effectiveness. This Resolution shall be in full force and effect from and after its passage.

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

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

John J. Dillon III, President

Approved as to Adequacy & Legal Form



Cameron G. Starnes, Taft Law
Outside Legal Counsel for City Market Project

Date: 10/08/25

Real Estate Development
The Drake-3060 N. Meridian
Emergency Stabilization

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION No. 2025-R-043**

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

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

WHEREAS, the DMD acquired a property known as The Drake at 3060 N. Meridian Street, Parcel # 1083614 (“Property” or “Drake”) located in the Redevelopment District; and WHEREAS, DMD, on behalf of the MDC, is engaging in redevelopment activities related to the Drake building, including necessary stabilization of an exterior wall; and

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

WHEREAS, in order to carry out the duties described in I.C. 36-7-15.1, DMD requires access to professional services on an as-needed, as-assigned basis and engaged **THE BLAKLEY CORPORATION** to provide emergency stabilization services for the Drake (“Services”) for a total cost of **\$96,745**; and

WHEREAS, DMD is requesting the MDC to authorize the use of unobligated funds to reimburse for the Services.

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

1. The MDC hereby authorizes an expenditure of unobligated available funds to pay for the Services as described above in an amount not to exceed **\$96,745**.
2. The Director of the Department of Metropolitan Development is hereby authorized and directed to take such further actions and execute such documents as deemed necessary or advisable to effectuate the authorizations set forth in this Resolution.
3. This Resolution shall take effect immediately upon adoption by the Commission.

Approved as to Adequacy & Legal Form

Sheila Kinney

Sheila Kinney, Asst. Corp Counsel

Date: 10/8/2025

Metropolitan Development Commission

John J. Dillon III, President

Date: _____

METROPOLITAN DEVELOPMENT COMMISSION OF

MARION COUNTY, INDIANA

PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION

Resolution No. 2025-A-041

PERSONAL PROPERTY TAX ABATEMENT

Herff Jones, LLC
4501 W 62nd Street

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

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

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

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

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

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

WHEREAS, during a hearing at 1:00 p.m. on Wednesday, **October 15, 2025**, the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area and sufficient evidence was provided which tended to establish Assertions 1, 2, 3, 4, 5 and 6 stated on the attachment to this Resolution.

NOW, THEREFORE, BE IT RESOLVED:

1. The Subject Real Estate is preliminarily designated as an Economic Revitalization Area for an abatement period of three (3) years with a proposed abatement schedule as shown on the attachment to this Preliminary Resolution. Final designation as an Economic Revitalization Area does not occur unless a resolution confirming this Preliminary Resolution is adopted in accordance with the governing statute.
2. Designation as an Economic Revitalization Area allows a partial abatement of property taxes only relative to Specified New Equipment. However, on the written request of the Applicant, the Director of the Department of Metropolitan Development is allowed to authorize in writing, substitutions, modifications, and additions which are not substantial in nature to the specified New Equipment, prior to March 1 of the year in which the initial certified deduction application for new equipment is filed with the Indiana Department of Local Government Finance.
3. **The Economic Revitalization Area designation terminates December 31, 2028. Accordingly, partial abatement of property taxes is allowed relative to Specified New Equipment installed and in operation on the Subject Real Estate during the period November 5, 2025, to December 31, 2028.** However, termination of this designation does not limit the time the Applicant or successor owner is entitled to receive a partial abatement of property taxes, relative to Specified New Equipment installed on the subject real estate before termination of such designation, to a period of less than three (3) years. Pursuant to IC 6-1.1-12.1-2 (i), the Commission hereby limits the dollar amount of the deduction that will be allowed, with respect to installation of specified new equipment in the ERA, to those respective tax savings attributable to an equipment investment of not greater than \$4,300,000.00.
4. The partial abatement of property taxes attributable to the installation of Specified New Equipment is subject to limitations contained in I.C. 6-1.1-12.1-4.5 (c) and (d).
5. This Economic Revitalization Area designation is limited to allowing partial abatement of property taxes attributable to the installation of the Specified New Equipment on the Subject Real Estate and does not allow the abatement of real property taxes attributable to redevelopment or rehabilitation activities under I.C. 6-1.1-12.1-3.
6. Under the authority of I.C. 6-1.1-12.1, the Commission directs the Department of Metropolitan Development to survey projects receiving Economic Revitalization Area designation for compliance with job creation/retention figures, salaries associated with these figures and investment figures contained in the applicant's approved statement of benefits form. The annual date of survey shall be contained in a final resolution designating the property as an Economic Revitalization Area.
7. The Commission fixes 1:00 p.m. on Wednesday, **November 5, 2025**, in the Public Assembly Room of the City-County Building for the public hearing of remonstrances and objections from persons interested in the Project and directs the publication of notice of public hearing in accordance with the governing statute. At this hearing, the Commission will take action relative to this Preliminary Resolution and determine whether the Subject Real Estate should be designated as an Economic Revitalization Area and fix the length of the abatement period at five (5) years.
8. A copy of this Resolution shall be filed with the Marion County Assessor.

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillon III, President

Date

Approved as to Legal Form
and Adequacy this 6th day
of October 2025

Sheila Kinney

Sheila Kinney
Asst Corporation Counsel

ATTACHMENT TO

METROPOLITAN DEVELOPMENT COMMISSION RESOLUTION

PERSONAL PROPERTY TAX ABATEMENT

FACTUAL INFORMATION

Applicant: Herff Jones LLC

Subject Real Estate: 4501 W 62nd Street

Pike Township Parcel Number: 6007268 and 6022038

PROJECT DESCRIPTION

Herff Jones is launching Phase 1 of a major operational consolidation across Illinois and Indiana. This phase centers on relocating Fine Paper and Diploma manufacturing into a single, unified facility located at 4501 W 62nd Street in Indianapolis, streamlining production and improving efficiency under one roof.

As part of this transition, the existing Diploma warehouse space will be repurposed to support Cap & Gown distribution, which is relocating from Illinois through a personal property investment of \$3,920,000. The project will retain 245 jobs with an average wage of \$21.95 per hour and create 30 new jobs with an average wage of \$22.80 per hour. Additionally, Herff Jones has committed to allocating 5% of the resulting tax savings to support the city's workforce development and training initiatives, through partnership with INVets.

FACTUAL ASSERTIONS

1. The application was filed with the Department of Metropolitan Development prior to the New Equipment being installed.
2. The specified New Equipment meets the definition of "New Manufacturing Equipment", "New Logistical Distribution Equipment", "New Information Technology Equipment", and/or "New Research and Development Equipment" found in I.C. 6-1.1-12.1, as interpreted by the Indiana Department of Local Government Finance.
3. The specified New Equipment will be installed on the Subject Real Estate in one of the following types of facilities:
 - ☒ Existing facility
 - ☐ Expanded facility
 - ☐ New facility
 - ☐ Vacated or converted facility

4. The facility meets the appropriate requirements:

A. of an existing, expanded, or vacated or converted facility, and

- ☒ the area in which the facility is located has become "undesirable for normal development" (as defined in Metropolitan Development Commission Resolution No. 01-A-041, 2001), or
- ☐ the operation in the facility is a distressed business (as defined in Resolution No. 97-A-110, 1997), and
- ☒ the specified new equipment is being installed to relieve the conditions causing the business to be distressed, and
- ☐ the facility is technologically, economically, or energy obsolete, continued obsolescence of which may lead to a decline in employment and tax revenues.

B. of a new facility, and

- ☐ the area in which the facility is located has become "undesirable for normal development" (as defined in Metropolitan Development Commission Resolution No. 01-A-041, 2001), or
- ☐ the operation in the facility is a distressed business (as defined in Resolution No. 97-A-110, 1997), and
- ☐ the specified new equipment is being installed to relieve the conditions causing the business to be distressed, and
- ☐ the facility is technologically, economically, or energy obsolete, continued obsolescence of which may lead to a decline in employment and tax revenues.

5. The facility will benefit Marion County by creating or retaining permanent jobs, increasing the property tax base, avoiding environmental harm, securing the attraction, retention, or expansion of targeted businesses.

6. The Subject Real Estate on which the facility is or will be located

- ☒ outside an Allocation Area as defined in I.C. 36-7-15.1-26; or
- ☐ inside an Allocation Area but has been determined by the Commission to be acceptable for personal property tax abatement.

PROPOSED ABATEMENT SCHEDULE
Herff Jones LLC

PERSONAL PROPERTY TAX ABATEMENT

YEAR OF DEDUCTION	PERCENTAGE
1 st	100%
2 nd	80%
3 rd	60%
4 th	40%
5 th	20%

[Remainder Left Intentionally Blank]

STAFF COMMENT
PERSONAL PROPERTY TAX ABATEMENT

Street Address:..... 4501 W 62nd Street

New Jobs Created..... 30

Jobs Retained: 245

Estimated Cost of Equipment: \$3,920,000.00

STAFF ANALYSIS

Herff Jones, founded in 1920 in Indianapolis, Indiana, began as a producer of class rings and graduation items for schools across the United States. Over the decades, the company expanded its footprint through strategic acquisitions—including Collegiate Cap & Gown and Dieges & Clust becoming a leading supplier of yearbooks, diplomas, and ceremonial gear. The acquisition of Dieges & Clust on January 1, 1980, brought a legacy of craftsmanship and historical significance into Herff Jones's broader portfolio of educational recognition products. Today, the company continues to manufacture and distribute high school and collegiate graduation apparel, garments, papers, frames, and rings.

In the 2010s, Herff Jones merged with Varsity Brands and BSN Sports, refining its focus on school spirit and recognition products. Now a subsidiary of Atlas Holdings, it remains headquartered in Indianapolis and continues to serve schools with graduation essentials and digital services like StageClip. The current consolidation project reflects Herff Jones's commitment to innovation, efficiency, and community investment.

As part of its ongoing commitment to operational excellence and community investment, Herff Jones is launching Phase 1 of a major consolidation initiative across Illinois and Indiana. This phase centers on relocating Fine Paper and Diploma manufacturing into a single, unified facility at 4501 W. 62nd Street in Indianapolis. The transition is set to begin in Q4 2025 and is expected to be completed by Q4 2027. The move will streamline production, improve efficiency, and repurpose the existing Diploma warehouse to support Cap & Gown distribution, which is relocating from Illinois. The project includes a personal property investment of \$3,920,000 and will retain 245 jobs with an average wage of \$21.95 per hour, while creating 30 new jobs at an average wage of \$22.80 per hour. Additionally, Herff Jones has committed to allocating 5% of the resulting tax savings to support the city's workforce and training initiatives, through partnership with INVets.

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

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

RECOMMENDATION: Staff recommends approval of five (5) years personal property tax abatement.

Herff Jones LLC- 5-Year Personal Property Tax Abatement

TOTALITY OF BENEFITS

PETITIONER: Herff Jones LLC

INVESTMENT: Staff estimates that the proposed investment of \$3,920,000.00 should result in an increase to the tax base of approximately \$1,568,000.00 of assessed value in the first year of operation. Staff estimates that over the five (5) year personal property tax abatement period the petitioner will realize savings of approximately \$123,297.08 (a 61.1% savings). During the abatement period, the petitioner is expected to pay an estimated \$75,559.40 in personal property taxes related to the new equipment. After the tax abatement expires, the petitioner can be expected to pay an estimated \$30,728.47 in personal property taxes annually related to the new equipment.

EMPLOYMENT: The petitioner estimates that this project will retain two-hundred forty-five (245) current positions at an average hourly wage of \$21.95/hr. and will create thirty (30) new positions at an average wage of \$22.80/hr. Staff finds these figures to be reasonable for a project of this nature.

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

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

Herff Jones LLC
4501 W 62nd Street
a/k/a parcels #6007268 and #6023038



Project Site



Produced by: DMD - Battle09/2025



0 500 1,000 2,000 Feet

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2025-E-028**

**RESOLUTION APPROPRIATING EXPENDITURE
OF TAX INCREMENT FINANCE REVENUE FUNDS**

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

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

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

WHEREAS, the Commission has previously established the Consolidated Redevelopment Project Area (the “Consolidated Redevelopment Area”), has designated the Consolidated Redevelopment Area as an allocation area (the “Consolidated Redevelopment Allocation Area”) for the purposes of capturing TIF Revenues, has created an allocation fund (the “Consolidated Redevelopment Allocation Area Program Fund”) for the Consolidated Redevelopment Allocation Area into which TIF Revenues are deposited, and has approved the Consolidated Redevelopment Project Area Plan, (the “Consolidated Redevelopment Plan”); and

WHEREAS, the Commission has previously established the 96th Street/Castleton Economic Development Project Area (the "96th Street/Castleton Project Area"), has designated the 96th Street/Castleton Project Area as an allocation area (the "96th Street/Castleton Allocation Area") for the purposes of capturing TIF Revenues, has created an allocation fund (the "96th Street/Castleton Allocation Fund") for the 96th Street/Castleton Allocation Area into which TIF Revenues are deposited; and

WHEREAS, the Commission has previously established the 86th Street/Zionsville Road Economic Development Project Area (the "86th Street/Zionsville Road Project Area"), has designated the 86th Street/Zionsville Road Project Area as an allocation area (the "86th Street/Zionsville Road Allocation Area") for the purposes of capturing TIF Revenues, has created an allocation fund (the "86th Street/Zionsville Road Allocation Fund") for the 86th Street/Zionsville Road Allocation Area into which TIF Revenues are deposited; and

WHEREAS, the Department of Public Works (hereinafter “DPW”), a division of the Consolidated City of Indianapolis – Marion County, has the power to contract for the construction or improvement of public ways, sidewalks, sewers, waterlines, or other local public improvements; and

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

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

1. That the Commission hereby authorize the Director of DMD and the Director of DPW to utilize the expenditure of unobligated funds on deposit in the respective Allocation Funds in an aggregate amount not to exceed \$16,069,043 as listed in Exhibit A by allocation Area to reimburse the Consolidated City for reasonable expenses associated with the local public improvements also listed in Exhibit A. The Director of the Department of Metropolitan Development is hereby authorized to execute the necessary documents in accordance with this Resolution.
2. The City Controller is hereby authorized to disburse moneys in an aggregate amount not to exceed \$16,069,043 as listed in Exhibit A by Allocation Area for the listed local public improvements.
3. This Resolution shall take effect immediately upon adoption by the Commission.

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on October 15, 2025, at the City-County Building, 2nd floor, Public Assembly Room (Room 230), Indianapolis, Indiana.

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

Approved as to legal form and adequacy:

By: Sheila Kinney
Sheila Kinney, Asst. Corp. Counsel

Date: 10/6/2025

Metropolitan Development Commission:

By: _____
John J. Dillon III, President

Date: _____

Approved as to the availability of funding:

By: Abigail Hanson
Abigail Hanson, City Controller

Exhibit A – Resolution No. 2025-E-028**86th Street/Zionsville Road Allocation Area** **\$ 1,283,775**

SP-24-001	2024 Strip Patching (construction & inspection)
ST-23-081	Street Reconstruction/Rehabilitation Project (BOT)

96th Street/Castleton Allocation Area **\$ 5,785,268**

BR-06-066	Nickel Plate Trail over 82nd St
GT-06-001	Nickel Plate Trail (inspection)
SD-22-102	Thoroughfare Drainage Improvements - Area 3
TR-22-004	86 th St. Pedestrian Improvements (Meridian to Allisonville)
ST-22-097	Residential Street Reconstruction - Sector 2
ST-23-079	Residential Street Reconstruction - Sector 3 (NE)

Consolidated Redevelopment Allocation Area **\$ 9,000,000**

MT-20-001	IndyGo BRT - Blue Line
BM-24-114	16th Street over White River
ST-25-535	Downtown 2-way conversions (RAISE Grant)
ST-25-541	Market Street Reconstruction (Penn to Del)

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2025-E-029**

**RESOLUTION APPROPRIATING EXPENDITURE
OF TAX INCREMENT FINANCE REVENUE FUNDS**

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

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

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

WHEREAS, the Commission has previously established the Consolidated Redevelopment Project Area (the “Consolidated Redevelopment Area”), has designated the Consolidated Redevelopment Area as an allocation area (the “Consolidated Redevelopment Allocation Area”) for the purposes of capturing TIF Revenues, has created an allocation fund (the “Consolidated Redevelopment Allocation Area Program Fund”) for the Consolidated Redevelopment Allocation Area into which TIF Revenues are deposited, and has approved the Consolidated Redevelopment Project Area Plan, (the “Consolidated Redevelopment Plan”); and

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

WHEREAS, the Commission has previously provided seed design funding in Resolution No. 2023-E-043 for identified local public improvement projects which included underspend of \$650,675.30 for 2024 NBA All Star Preparations; and

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

WHEREAS, the Commission wishes to utilize underspend to reimburse the Consolidated City for local public improvements associated with the 2025 WNBA All Star event, “the Project”.

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

1. That the Commission hereby authorize the Director of DMD and the Director of DPW to utilize TIF Revenues from the Consolidated Redevelopment Allocation Area Program Fund in an amount not to exceed \$650,675.30 to reimburse the Consolidated City for reasonable expenses associated with the Project. The Director of the Department of Metropolitan Development is hereby authorized to execute the necessary documents in accordance with this Resolution.
2. The City Controller is hereby authorized to disburse moneys from the Consolidated Redevelopment Allocation Fund for the Project.
3. This Resolution shall take effect immediately upon adoption by the Commission.

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on October 15, 2025, at the City-County Building, 2nd floor, Public Assembly Room (Room 230), Indianapolis, Indiana.

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

Approved as to legal form and adequacy:

By: Sheila Kinney
Sheila Kinney, Asst. Corp. Counsel

Date: 10/6/2025

Metropolitan Development Commission:

By: _____
John J. Dillon III, President

Date: _____

Approved as to the availability of funding:

By: Abigail Hanson
Abigail Hanson, City Controller

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2025-E-030

RESOLUTION APPROPRIATING EXPENDITURE
OF FLOOD CONTROL IMPROVEMENT DISTRICT REVENUE FUNDS

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana (the "Commission") serves as the Redevelopment Commission of the Consolidated City of Indianapolis, Indiana (the "City") under IC 36-7-15.1 (the "Redevelopment Act") and IC 36-7-15.6 (Flood Control Improvement Districts or "FCID Act"); and

WHEREAS, the FCID Act authorizes the Commission to establish flood control improvement districts in the City to serve as allocation areas for purposes of capturing incremental property tax revenue within the district ("FCID Revenues") to be used for the planning, design, construction, operations and maintenance of local flood control works and activities that specifically benefit flood hazard properties in the district ("FCID Activities"); and

WHEREAS, the Commission serves as the administrator of the fund into which FCID Revenues are deposited for each flood control improvement district established; and

WHEREAS, the Department of Public Works (the "DPW") is responsible for drainage and flood control in the City and has the requisite authority to carry out, manage and contract for FCID Activities; and

WHEREAS, on November 21, 2018, the Commission adopted Resolution No. 2018-R-079 establishing the White River -- Indianapolis North Flood Control Improvement District (the "WR-North FCID") pursuant to the FCID Act to support the DPW, in conjunction with the U.S. Army Corps of Engineers, in the planning, design, construction, operations, and maintenance of flood control works in the WR-North FCID; and

WHEREAS, on February 2, 2022, the Commission adopted Resolution No. 2022-R-007 establishing the State Ditch – Mars Hill Flood Control Improvement District (the "SD-Mars Hill FCID") pursuant to the FCID Act to support the DPW in the planning, design, construction, operations, and maintenance of flood control works in the SD-Mars Hill FCID; and

WHEREAS, the WR-North FCID and the SD-Mars Hill FCID shall be collectively referred to as the "FCIDs"; and

WHEREAS, as the City's fiscal officer, the City Controller, established the "WR-North FCID Fund" and the "SD-Mars Hill FCID Fund", (the "FCID Funds"), to hold FCID Revenues allocated from the FCIDs, as required by the FCID Act; and

WHEREAS, the DPW has requested an allocation of FCID Revenues from the FCID Funds to assist with carrying out FCID Activities in 2025; and

WHEREAS, the Commission is authorized by the FCID Act to transfer or expend FCID Revenues in the FCIDs for FCID Activities.

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

1. That pursuant to IC 36-7-15.6-16, the Director of the DPW is hereby authorized to utilize FCID Revenues from the FCID Funds in an amount not to exceed two million, two hundred fifty thousand dollars (\$2,250,000.00) in 2025 to carry out FCID Activities within the FCIDs.
2. The City Controller, as fiscal officer of the Consolidated City of Indianapolis, Treasurer of the Commission, and administrator of the FCID Funds, is hereby authorized to disburse moneys to the DPW in the aforesaid amounts.
3. This Resolution shall take effect immediately upon adoption by the Commission.

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on October 15, 2025, at the City-County Building, 2nd floor, Public Assembly Room (Room 230), Indianapolis, Indiana.

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

Approved as to legal form and adequacy:

By: Sheila Kinney
Sheila Kinney, Asst. Corp. Counsel

Date: 10/6/2025

Metropolitan Development Commission:

By: _____
John J. Dillon III, President

Date: _____

Approved as to the availability of funding:

By: Abigail Hanson
Abigail Hanson, City Controller

METROPOLITAN DEVELOPMENT COMMISSION

October 15, 2025

Case Number: 2025-ZON-077
Property Address: 6501 Mann Road (Approximate Address)
Location: Decatur Township, Council District #21
Petitioner: Kittle Property Group, by Joseph D. Calderon
Current Zoning: SU-1 (FF)(FW) and D-A (FF)(FW)
Request: Rezoning of 26.83 acres from the D-A (FF) (FW) district to the D-7 (FF) (FW) district to provide for a multi-family residential development.
Current Land Use: Single Family Residential
Staff Recommendations: Denial
Staff Reviewer: Desire Irakoze, Principal Planner II

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

ADDENDUM FOR OCTOBER 15, 2025 METROPOLITAN DEVELOPMENT COMMISSION

This petition was heard by the Hearing Examiner on September 25, 2025. After a full hearing, the Hearing Examiner recommended denial of the request. Subsequently, the petitioner filed an appeal of the Hearing Examiner's decision. A memorandum of her recommendation is attached

A day prior to the hearing, the petitioner submitted an updated site plan. Due to time constraints, staff had not completed its review of the revised plans before the hearing date.

The updated site plan includes a reduction in the number of parking spaces and an increase in public amenities, as summarized below

PARKING	PREVIOUS	UPDATED	CHANGE
Surface Spaces	447	377	-70
Garage Spaces	57	47	-10
Total Parking Spaces	504	424	-80
Dwelling Units	252	252	0
Parking Ratio (spaces/unit)	2.0	1.7	-0.32

The updated site plan also introduces four new amenities, including:

1. An entertainment pavilion with grills
2. Multiple open activity spaces
3. Multiple pocket parks with seating
4. A walking trail easement access

While these revisions represent an improvement over the prior submission, staff continues to recommend **denial** of this request for the reasons outlined in the original staff report.

September 25, 2025

Staff recommends **denial** of the request.

PETITION OVERVIEW

LAND USE

This petition would rezone 26.83 acres from the SU-1 (FF) (FW) and D-A (FF) (FW) to the D-7 (FF) (FW) classification to provide for a 252-unit multi-family development. Most of this site is zoned D-A, which is consistent with the Rural or Estate Neighborhood recommendation of the Comprehensive Plan.

The site is surrounded by residential uses of varying intensity. Properties to the north and south are zoned D-A and developed with single-family dwellings. Across Mann Road to the east are both single-family subdivisions (D-4) and multi-family developments (D-7).

In 2014, petition 2014-UV2-008, sought a Variance of Use to provide for a wireless communications facility but was withdrawn.

This proposal is inconsistent with the recommendation of the Comprehensive Plan for rural or estate neighborhood, which emphasizes estate-style homes on large lots and the preservation of natural features such as woodlands, wetlands, and rolling terrain. The typical density is less than one unit per acre, in contrast, the proposed development density is 9.5 units per acre.

The eastern boundary of the site includes a portion of those environmentally sensitive areas, consisting of floodplain, floodway and natural woodlands. A few natural woodlands exist in the central portion of this site (Forest Alliance Woodlands). A Stream Protection Corridor exists on the site; the proposed site plan does not indicate development within this area.

Staff has concerns about this development, primarily because of the lack of services in the surrounding area to support denser development, particularly the lack of nearby neighborhood retail and other services, sidewalk network and bus service. In staff's opinion, isolated multifamily developments have greater impacts on adjoining areas than multi-family developments situated in a mixed-use area with the proper amenities. Although a large park

exists just south of the Southport Road / Mann Road intersection, the narrow roads and lack of sidewalks restrict traveling to the park in any manner other than driving.

REZONING

The property is currently zoned SU-1 and D-A. The SU-1 district is reserved for religious uses, while the D-A district is intended for agricultural uses and estate-sized dwellings. The petitioner seeks rezoning to the D-7 District.

The D-7 district is intended for multi-family uses and may be applied throughout the metropolitan area; however, its placement should be closely associated with intensity generators such as commercial centers or employment hubs. This site is not so situated. Additionally, staff believes that the design of the site, as proposed, is more closely aligned with a higher intensity dwelling district like D-9 or D-10—which would be even more incompatible with the surrounding area.

SITE PLAN

The site plan proposes a primary entrance to the south from Mann Road and an emergency services connection to the north. Any approval of this rezoning should be subject to a commitment requiring a Knox box loc on the norther entrance.

The site plan proposes 447 surface parking spaces and 57 garage spaces for a total of 504 parking spaces or 2 parking spaces per unit. The proposed D-7 District requires 1 parking spaces per unit, twice the amount required.

The site consists of five (5), three-story apartment buildings and two (2) one-story single family attached buildings. The development is proposing amenities: clubhouse/leasing office, pool, playground, bark park as well as thirteen (13) Type A accessible units (5%) and seventy-nine (79) Type B adaptable units (31%)

While the proposed development would meet the standards of the D-7 district, the Floodplain makes up approximately 47.4% of the total size of the proposed rezone. If you calculate the development outside the floodplain, the development closer aligns with the D-9 district. The density jumps from 9.5 units per acre to 18. The D-7 has a typical density of 12-15 units per acre, while a medium apartment in D-9 is 13-50 units per building.

DEVELOPMENT	D-7	D-9	Site (13.94 ac.)	Site (26.51 ac.)
Maximum FAR	0.70	0.50	0.74	0.28
Minimum LSR	0.95	0.75	0.75	2.22

Traffic Study

A traffic study commissioned by the petitioner includes recommendations regarding the existing road network, specifically the intersection of proposed access drive and Mann Roads. The study looked at three (3) intersections: the Mann Road & Southport Road intersection, the Mann and Mills Road intersection and the Mann Road and proposed access drive.

The Mann Road & Southport Road intersection and the Mann and Mills Road intersection operates at acceptable levels of service during the AM and PM peak hours. No improvements to this intersection are recommended by the study.

The study recommends the construction of the proposed full access drive with one inbound and at least one outbound lane. The construction of a dedicated southbound left-turn lane along Mann Road at the access drive. The intersection should be stop-controlled with the access drive stopping for Mann Road.

If this rezoning would be approved, at a minimum, the recommendations of the traffic study should be included as commitments and implemented for this development.

STAFF ANALYSIS

The Comprehensive Plan identifies this area as Rural or Estate Neighborhood. This typology emphasizes estate-style homes on large lots and the preservation of natural features such as woodlands, wetlands, and rolling terrain. The typical density is less than one unit per acre, unless clustering is used to preserve open space.

Although the project meets the development standards of the D-7 District, the requested density and intensity of development are inconsistent with the Comprehensive Plan and the environmental overlays affecting the site.

Staff recommends **denial** of this petition.

GENERAL INFORMATION

Existing Zoning	SU-1/ D-A (FF)(FW)	
Existing Land Use	Single Family Residential	
Comprehensive Plan	Rural or Estate Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: SU-1	Religious Use
	South: D-A	Residential (Single-family dwelling)
	East: SU-13	Sanitary Land fill
	West: C-3	Vacant
Thoroughfare Plan		

Mann Road	Primary Arterial	50-foot existing and 140-foot proposed right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	Yes	
Overlay	Airspace Secondary District.	
Wellfield Protection Area	No	
Site Plan	April 14, 2025	
Site Plan (Amended)	September 16, 2025	
Elevations	June 3, 2025	
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

- Marion County Land Use Pattern Book (2019)
- Indy Greenways Master Plan (2014)
- Infill Housing Guidelines (2021)

Pattern Book / Land Use Plan

The **Rural or Estate Neighborhood typology** applies to both rural or agricultural areas and historic, urban areas with estate-style homes on large lots. In both forms, this typology prioritizes the exceptional natural features – such as rolling hills, high quality woodlands, and wetlands – that make these areas unique. Development in this typology should work with the existing topography as much as possible. Typically, this typology has a residential density of less than one dwelling unit per acre unless housing is clustered to preserve open space.

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.

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)

INDY GREENWAYS MASTER PLAN (2014)

Southwest Trail

The Southwest Trail is one of the new greenways identified in the Full Circle Plan. Its 7.7 mile-route completes the southern portion of the circle and connects Southwest way Park to the proposed White Lick Creek Greenway, the western portion of the circle. The Southwest Trail brings a tremendous opportunity to the system in that its route uses portions of the shared-use pathway system of the Ameriplex Business Park, adding almost 4 miles of built trail to the system upon its designation. The Southwest Trail also provides an important connection to Decatur Central High School, the public library and several far southwest neighborhoods dissected by large industrial areas, major thoroughfares, and active rail lines in the southwest portion of the county, many associated with Indianapolis International Airport. This greenway completes the southern stretch of the Circle.

White River Greenway

The White River is the largest river that begins and ends in Indiana and one of the largest watersheds in the State of Indiana. The White River's headwaters are in Randolph County in the eastern part of the state, and the river flows through the central portion of Indiana to the southwest. The White River bisects Marion County and flows south into Johnson County, eventually joining the Wabash River in Gibson County at the Indiana/Illinois border.

ZONING HISTORY

2014-UV2-008; 6501 Mann Road (subject site) Variance of Use of the Wireless Communication Zoning Ordinance to provide for a wireless communications facility, with a 145-foot-tall monopole tower, topped by a five-foot tall lightening rod, with accessory equipment cabinets (not permitted), **withdrawn**.

VICINITY

2018-ZON-082; 5500 Mills Road (west of subject site) requested Rezoning of 9.363 acres from the D-7 and D-6 II districts to the C-3 classification, **approved**.

2013-ZON-016; 5500 Mills Road (west of subject site), requested Rezoning of 15.52 acres, from the D-7, D-11 and C-4 Districts to the **D-7** classification to provide for multifamily uses, **approved**.

2006ZON131; 6505 Tanner Drive, requested Rezoning of 2.49 acres, from the D-11 District, to the D-7 classification to provide for multi-family residential uses, **withdrawn**.

2001-SE3-012; 6341 Mann Road (north of site); Special Exception of the Wireless Communications Zoning Ordinance to provide for the construction of a 105-foot-tall wireless communication tower, **granted**.

2000-ZON-098; 5500 Mills Road (west of subject site), requested Rezoning of 96 acres from D-7, D-11, D-611, D-4 and C-4 to DP to provide for a maximum of 405 single-family dwellings and condominiums, yielding a density of 4.19 dwelling units per acre, **withdrawn**.

95-Z-72; 5880 Mann Road (west of subject site), requested Rezoning of 231.30 acres from D-2 (FF), D-3 (FF), D-6 and D-6II (FF) to the D-4 (FF) classification.

90-Z-39; 5393 West Mills Road, requested Rezoning of 34.63 acres, being in the D-7 District, to the D-11 classification to provide for the development of a mobile home park, **denied**.

78-Z-95; 5155 West Epler Avenue, requested Rezoning of 29.88 acres, being in the D-6 and PK-1 Districts, to the SU-2 classification to permit school uses, **approved**.

73-Z-319; 5701 Furnas Road, requested Rezoning of 228.10 acres, being in the A-2 District, to the D-3 classification to provide for residential use, **approved**.

71-Z-178; 5510 Mann Road, requested Rezoning of 4.81 acres, being in the A-2 District, to the C-3 classification to provide for a convenience shopping center, **approved**.

71-Z-177; 6950 Mann Road, requested Rezoning of 42 acres from the A-2 to the C-4, **approved**

71-Z-176; 5349 West Epler Avenue, requested Rezoning of 15.0 acres, being in the A-2 District, to the SU-2 classification to provide for a school, **approved**.

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71-Z-175; 5560 Mann Road, requested Rezoning of 2 acres, being in the A-2 District, to the SU-9 classification to provide for a fire station, **approved**.

71-Z-174; 5155 West Epler Avenue, requested Rezoning of 5 acres, being in the A-2 District, to the PK-1 classification to provide for a park, **approved**

71-Z-173; 5401 West Mills Road, requested rezoning of 49.6 acres from A-2 to D-11, **approved**.

71-Z-172; 6100 Mann Road, requested Rezoning of 101.29 acres, being in the A--2 District, to the D-6II classification to provide for multi-family dwellings, **approved**.

71-Z-171; 6560 Mann Road, requested Rezoning of 60.06 acres, being in the A-2 District, to the D-7 classification to provide for multi-family dwellings, **approved**.

71-Z-170; 5470 West Mills Road, requested Rezoning of 69.62 acres, being in the A-2 District, to the D-3 classification to provide for residential development, **approved**.

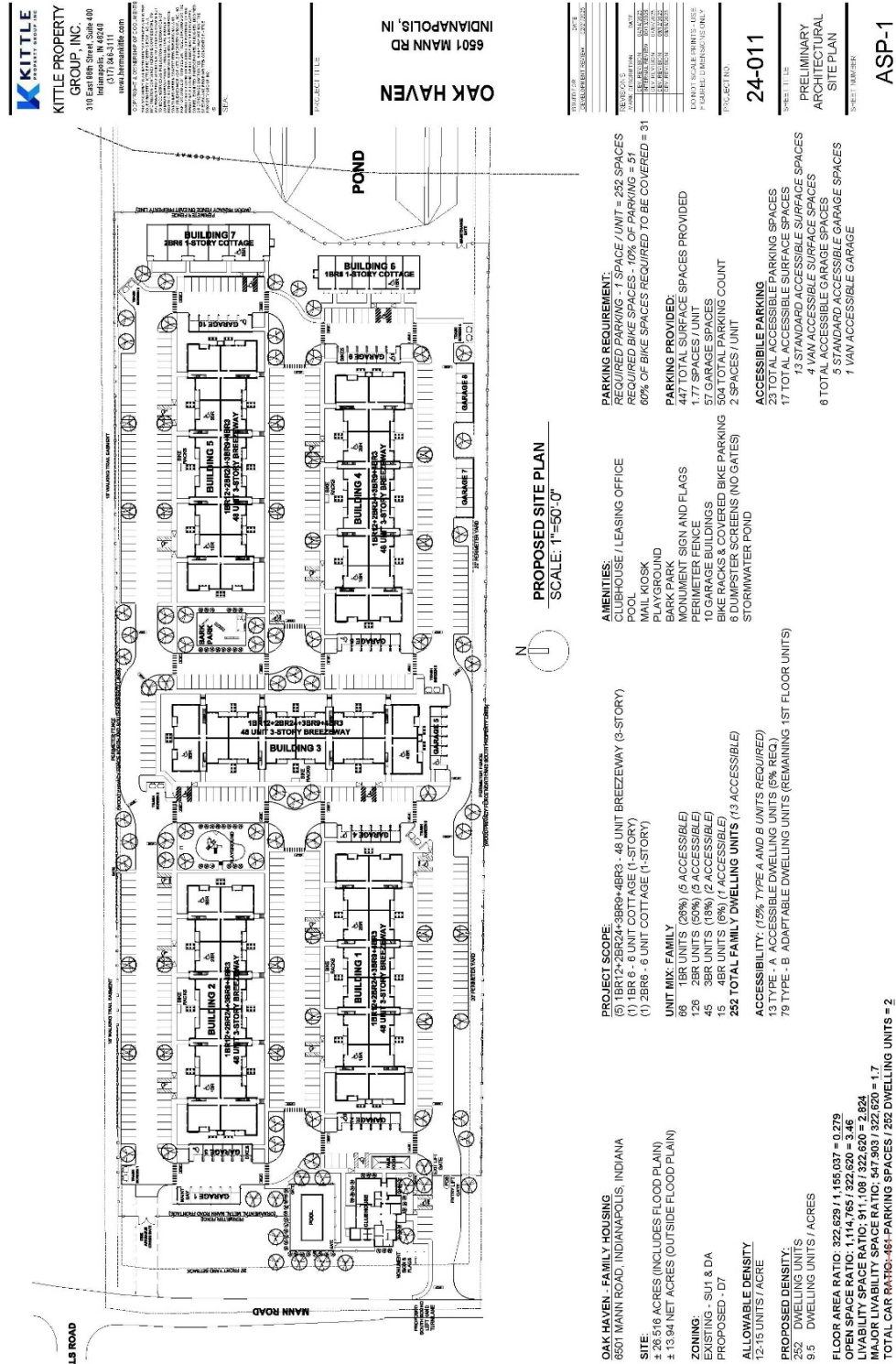
71-Z-169; 5745 West Mills Road, requested Rezoning of 61.38 acres, being in the A-2 District, to the D-4 classification to provide for residential development, **approved**.

71-Z-168; 5491 West Epler Road, requested Rezoning of 56.84 acres, being in the A-2 District, to the D-2 classification to provide for residential development, **approved**.

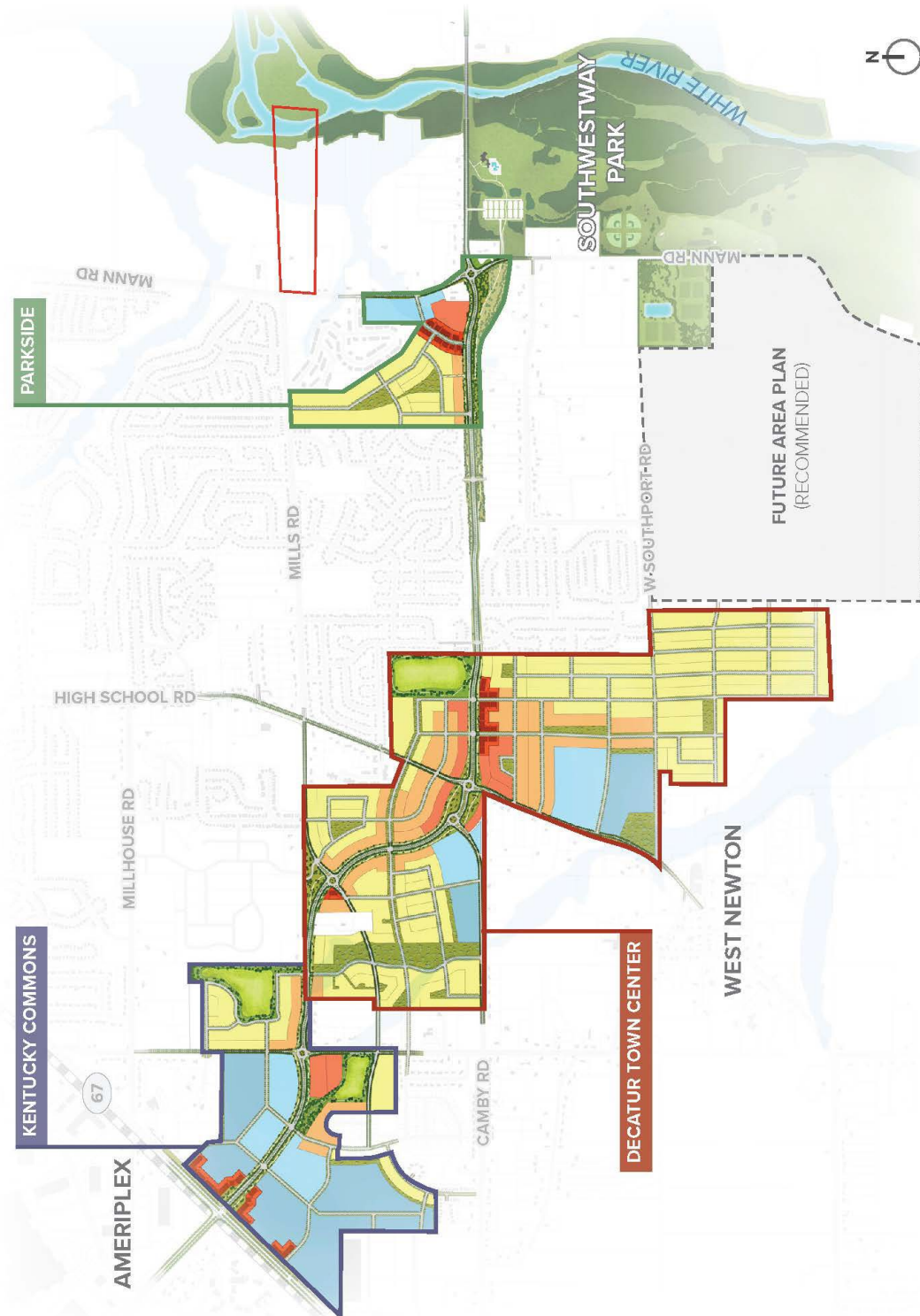
71-Z-167; 5700 Mann Road, requested Rezoning of 53.77 acres, being in the A-2 District, to the D-6 classification to provide for multi-family dwellings, **approved**.

EXHIBITS

Amend Site Plan Dated 09/16/2025



Decatur Green Way Area Plan , In red is the development location.



Traffic Study Recommendation



KITTLE PROPERTY GROUP -OAK HAVEN
DECATUR TOWNSHIP, INDIANAPOLIS

TABLE 5 – LEVEL OF SERVICE SUMMARY: MANN ROAD & SOUTHPORT ROAD

APPROACH	AM PEAK			PM PEAK		
	Scenarios			Scenarios		
	1	2	3	1	2	3
Northbound Approach	B	B	B	A	A	A
Southbound Approach	A	A	A	C	C	C
Westbound Approach	A	A	A	B	B	B
Intersection	A	A	A	B	B	B

The HCM 7th Edition does not support non-NEMA phasing. Therefore, the levels of service for all the scenarios are taken from Synchro methodology.

TABLE 6 – LEVEL OF SERVICE SUMMARY: MANN ROAD & PROPOSED ACCESS DRIVE

APPROACH	AM PEAK	PM PEAK
	Scenarios	Scenarios
	3	3
Southbound Left-Turn	A	A
Westbound Approach	C	C

Analysis considers the construction of a dedicated southbound left-turn lane along Mann Road and the construction of the access drive with one inbound and one outbound lane.

CONCLUSIONS & RECOMMENDATIONS

The conclusions that follow are based on existing traffic volume data, trip generation, assignment and distribution of generated traffic, capacity level of service analyses and a field review conducted at the site. Based on the analyses and the resulting conclusions of this study, recommendations are formulated.

MANN ROAD & MILLS ROAD

Capacity analyses for all traffic volume scenarios have shown that this intersection currently operates and will continue to operate at acceptable levels of service during the AM and PM peak hours with existing intersection conditions. Therefore, no improvements are recommended at this intersection.

MANN ROAD & SOUTHPORT ROAD

Capacity analyses for all traffic volume scenarios have shown that this intersection currently operates and will continue to operate at acceptable levels of service during the AM and PM peak hours with existing intersection conditions. Therefore, no improvements are recommended at this intersection.



Department of Metropolitan Development
Division of Planning
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*KITTLE PROPERTY GROUP -OAK HAVEN
DECATUR TOWNSHIP, INDIANAPOLIS*

MANN ROAD & PROPOSED ACCESS DRIVE

Capacity analyses have shown that all approaches to this intersection will operate at acceptable levels of service during the AM and PM peak hours with the following intersection conditions:

- Construction of the proposed full access drive with one inbound and at least one outbound lane.
- Construction of a dedicated southbound left-turn lane along Mann Road at the access drive.
- The intersection should be stop-controlled with the access drive stopping for Mann Road.

MEMORANDUM OF EXAMINER'S DECISION

2025-ZON-077

6501 Mann Road

The petition requests the rezoning of 26.83 acres from the SU-1 (FF) (FW) and DA (FF) (FW) districts to the D-7 (FF) (FW) district to provide for multi-family residential development.

Your Hearing Examiner visited the site prior to the hearing and noted the single-family residence without buildings on it. A religious use is north of the site, and a mixture of residential and agricultural uses are south of it. A single-family residential subdivision is northwest of it, and a multi-family residential development is southwest of it.

The petitioner's representative explained that the petitioner wants to provide work force housing in this area. The site plan was revised several times to reduce the number of units, reduce parking, and add pocket parks. The proposed development would help with pedestrian connectivity in the area and would extend sewer service. Given development constraints due to the flood fringe and floodway on the site, the petitioner's representative opined that developing the site for rural or estate neighborhood use was not viable.

Several remonstrators spoke, including representatives of the Decatur Township Civic League and the Decatur Township Fire Department as well as a neighbor. Concerns included density, impact on an environmentally sensitive area, traffic, trespassing, and code violations on another multi-family development in the township owned by the petitioner.

Staff acknowledged changes made to the site plan and confirmed the overall density of 9.5 units per acre. Because the development is limited to the western portion of the site, however, staff likened the proposed development to a D-9 development. Staff stated that the requested rezoning was not in conformance with the Comp Plan recommendation.

In your Hearing Examiner's opinion, because of the development constraints on the site, a residential density of more than one unit per acre may be warranted, with particular attention given to the environmentally sensitive areas. The requested D-7 district, however, would allow an over-intensification of the site. Denial of this petition was recommended.

For Metropolitan Development Commission Hearing on October 15, 2025

Site Photos

Intersection of Mann Rd and Mills Rd



Current entrance to the property looking east towards Mann Rd



Department of Metropolitan Development
Division of Planning
Current Planning

Looking east towards the rear of the property



Looking at the easting accessory building





Department of Metropolitan Development
Division of Planning
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER

October 15, 2025

Case Number: 2025-ZON-106

Property Address: 2400 and 2406 North Tibbs Avenue (Approximate Addresses)

Location: Wayne Township, Council District #11

Petitioner: City of Indianapolis, by Aryn Schounce

Current Zoning: D-P

Request: Rezoning of 14.7 acres from the D-P district to the D-P district to provide for a family overflow shelter, and / or a single men's overflow shelter, and / or an emergency shelter during severe weather events, and / or a storage and distribution site to support individuals and families transitioning from homelessness into permanent supportive housing, and the uses permitted under 2024-ZON-079.

Current Land Use: Offices

Staff Recommendations: Approval

Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff **recommends approval** of the request.

PETITION OVERVIEW

LAND USE

The 14.7-acre subject site is developed with a commercial building utilized by a non-profit organization, associated parking lot, undeveloped wooded land to the west, and a fire station at the northeast corner of the site.

REZONING

The request would rezone the property from the D-P district to the D-P district to allow for the addition of new uses to those already approved through 2024-ZON-079. This would include a family overflow shelter, and / or a single men's overflow shelter, and / or an emergency shelter during severe weather events,

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and / or a storage and distribution site to support individuals and families transitioning from homelessness into permanent supportive housing.

The established purpose of the D-P District follows:

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

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

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

D-P STATEMENT

The proposed D-P Statement notes that the existing building would be used on a temporary basis as an emergency shelter to provide for “temporary, emergency shelter to protect the most vulnerable members of our community during times of extreme weather”.

Specifically, the request would add on the following uses:

- A Family Overflow Shelter (Max Capacity 160 individuals, December 1st –March 31st), and/or
- A Single Men’s Overflow Shelter (Temperature Based Opening), and/or
- A Ready-to-Activate Emergency Shelter Site during severe weather events, and/or

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Current Planning**

- A Storage and Distribution Site for Household Furniture, in partnership with a local nonprofit, to support individuals and families transitioning from homelessness into permanent supportive housing.

STAFF ANALYSIS

The 2024 rezoning, 2024-ZON-079, was subject to a variety of commitments, D-P statement, and substantial compliance to the site plan that would still be applicable with the approval of this rezoning.

Because the intent is to use the existing site and building, staff did not have concerns with the addition of the proposed uses. The services that would be offered are needed to ensure that individuals are provided with adequate shelter when there are limited options in the city.

Staff is aware of an IndyGo bus route and existing stop on site, which will be addressed between the petitioner and IndyGo considering the ridership at this location would be temporary for the subject site uses even though the neighboring organization to the south likely uses the route as well. The continuation of this bus route played an important factor in the selection of the subject site since it would allow for people to have access to the site when individual car ownership may not be prevalent within the individuals who will be served.

Staff is supportive of the additional uses to this site since it would provide the necessary services to meet community needs and recommends approval of the request.

GENERAL INFORMATION

Existing Zoning	SU-7	
Existing Land Use	Non-profit organization	
Comprehensive Plan	Regional Special Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-4 / I-4 / C-S	Fire Station / Gas Company / Lumber Business
South:	SU-7	Non-profit organization
East:	D-5	Residential (Single-family dwellings)
West:	C-S	Solar Panel Farm
Thoroughfare Plan		
Tibbs Avenue	Primary Collector	80-foot proposed right-of-way and 70-foot existing right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	Yes	
Wellfield Protection Area	No	
Site Plan	N/A	
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	September 26, 2025.

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019).

Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book (2019) recommends regional special use development of the site.
- The Regional Special Use is a non-typology land use, which is a stand-alone land use mapped outside of the typology system due to their scale or nature of 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.

Long Range Planning staff should provide guidance regarding any property use changes in this typology. Partial property changes should remain thematically or economically supportive of the special use while also being contextually sensitive to adjacent existing development and land use plans. Redevelopment, use changes, or other significant changes to the entire property must be informed by a planning study conducted by Department of Metropolitan Development to determine Land Use Plan recommendations.

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



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

- Not Applicable to the Site.

Indy Moves

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

- Not Applicable to the Site.

ZONING HISTORY

Zoning History – Site

2024-ZON-079; 2400 and 2406 North Tibbs Avenue (subject site), Rezoning of 14.7 acres from the SU-7 District to the D-P District, to provide for a fire station, attached multi-family dwellings, a community center, community garden, indoor and outdoor recreation facilities, offices, medical and dental center, or clinic, surface parking and uses permitted in the SU-7 and SU-9 districts, **approved**.

96-UV2-105; 2502 North Tibbs Avenue (subject site), Variance of use of the Special Districts Zoning Ordinance to provide for an eight-space parking lot expansion for an existing fire station (not permitted), **granted**.

Zoning History - Vicinity

2021-SE1-002; 3621 Lawnview Lane (south of site), Special Exception to legally establish a daycare center, **granted**.

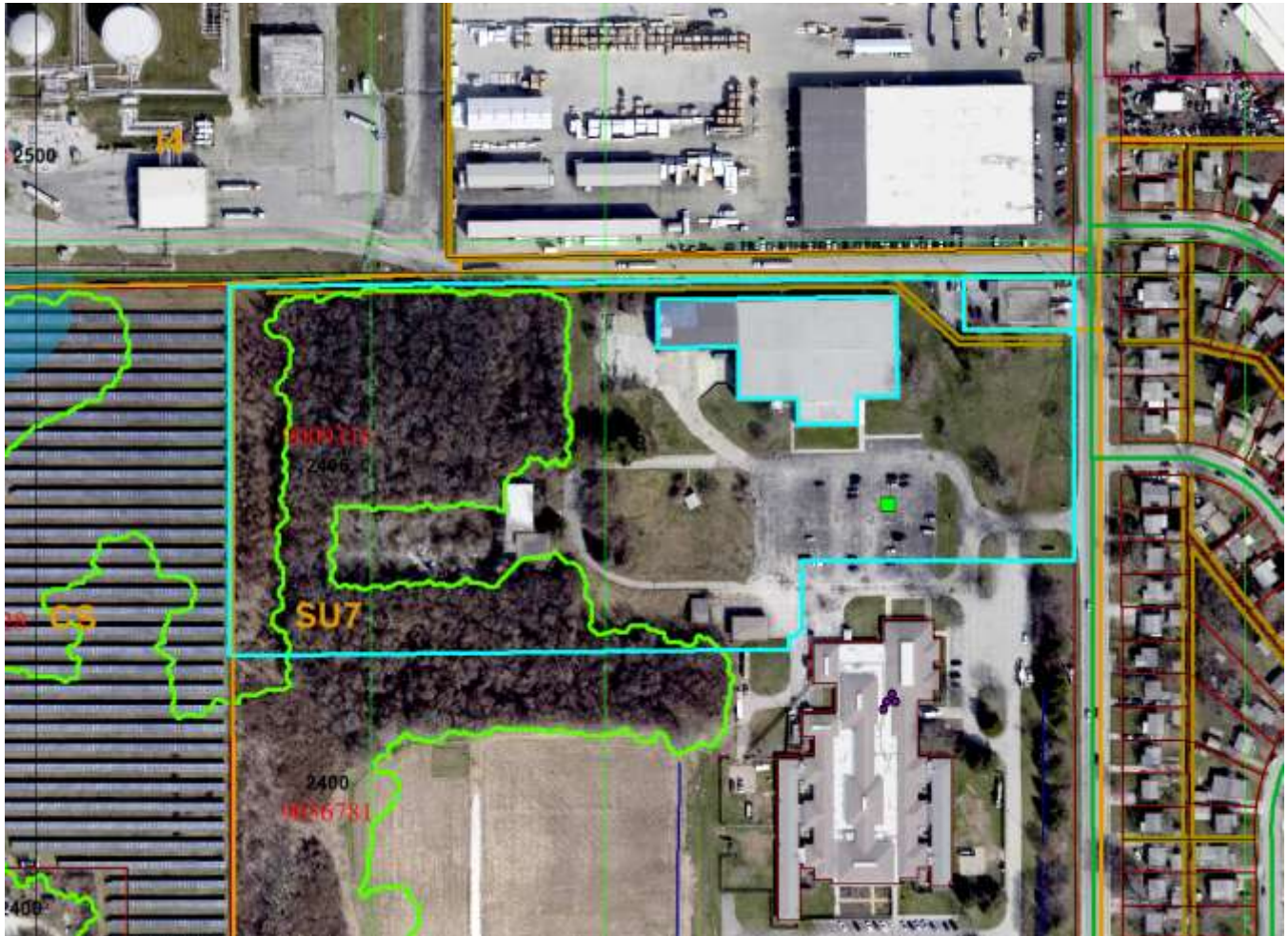
2013-ZON-009; 2400 North Tibbs Avenue (west of site), Rezoning of 68.29 acres from the C-S (FF) District to the C-S (FF) classification to provide for a solar farm and uses and storage related to an automobile racing track to the west, **approved**.

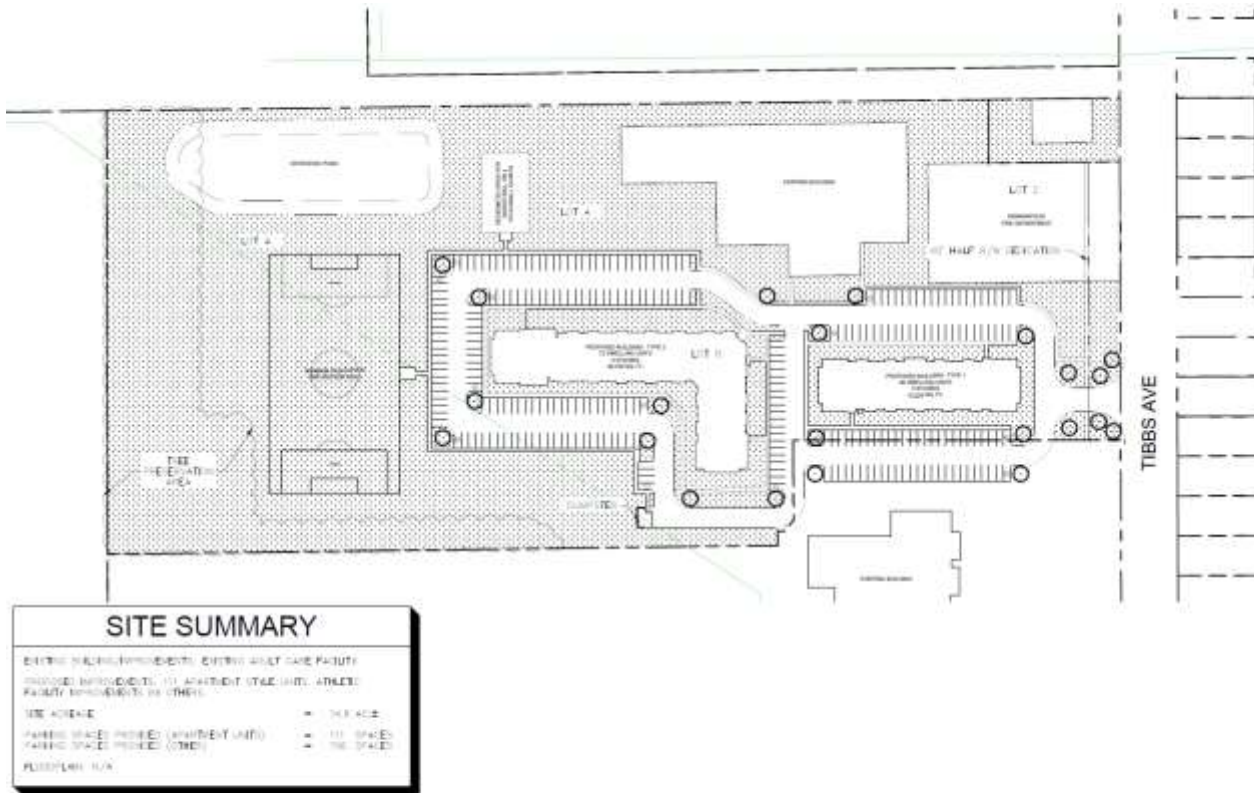
2000-ZON-049; 3700 West 21st Street (west of site), Rezoning of 132.83 acres from D-6II to C-S to provide for a maintenance and storage area related to a golf course and motor speedway, a future expansion area, and a nursery, **approved**.

96-Z-167; 2702 North Tibbs Avenue (north of site), Rezoning of 12 acres, being in the C-4 District, to the C-S classification to provide for C-4 uses, child day care center, convalescent/nursing home, auctioneer services, automobile storage, building material sales and storage, convenience market, crating and packaging service, contractor businesses (except concrete, excavation, landscaping, masonry, stonework, pool, septic systems, and demolition contractors), distribution operations, light equipment and tool sales/service/rental, linen supplier, mini-warehouse, photo-finish lab, repair facility, storage and transfer facilities, warehousing and wholesaling, **approved**.

84-Z-32; 3202 North Tibbs Avenue (west of site), Rezoning of 104.89 acres from DP-S1 to D-6II to conform the zoning to its existing use, and future development, **approved**.

EXHIBITS





KimleyHorn

NOBLE SITE

SITE EXHIBIT
INDIANAPOLIS, IN

SITE PLAN

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

Rezoning Petition for the Noble Building – 2406 N. Tibbs Avenue Indianapolis, IN 46222

To the City of Indianapolis, Department of Metropolitan Development, and the Metropolitan Development Commission (MDC):

We respectfully submit this petition requesting the rezoning of the *Noble of Indiana Building located at 2406 N. Tibbs Avenue Indianapolis, IN 46222*, to allow for additional permitted uses in support of Indianapolis' Winter Contingency and Weather Contingency response efforts. The location is currently zoned D-P and we are requesting a rezone to D-P, if granted this would allow for the above-mentioned operation to take place.

The Noble Building is a large, open warehouse structure that is well-suited to provide temporary, emergency shelter to protect the most vulnerable members of our community during times of extreme weather.

Specifically, we seek approval to utilize the property as:

- A Family Overflow Shelter (Max Capacity 160 individuals, December 1st –March 31st), and/or
- A Single Men's Overflow Shelter (Temperature Based Opening), and/or
- A Ready-to-Activate Emergency Shelter Site during severe weather events, and/or
- A Storage and Distribution Site for Household Furniture, in partnership with a local nonprofit, to support individuals and families transitioning from homelessness into permanent supportive housing

The need for such facilities has grown as Indianapolis continues to experience rising shelter demand during the winter months given the fact that one of the city primary shelter providers has continued to scale back their capacity for both families and singles coupled with increasingly unpredictable weather conditions year-round. The proposed use of the Noble Building will directly support the City's mission to safeguard residents' health, dignity, and safety by ensuring there is adequate shelter capacity when temperatures drop, or dangerous weather occurs.

This effort is supported by a coalition of service providers, outreach organizations, and community partners who are meeting bi-weekly to ensure the design, operations, and community impact of this initiative are shaped by extensive input. Together, we are committed to managing this site responsibly, with a trauma-informed, community-centered approach that prioritizes safety for both shelter guests and surrounding neighbors.

In preparation for this petition, we have also engaged in conversations with nearby residents and stakeholders. These discussions have been constructive and supportive, and at this time, we do not anticipate any remonstrators to this rezoning request. We believe this reflects the shared understanding that protecting vulnerable neighbors during harsh weather is a common priority for our community.

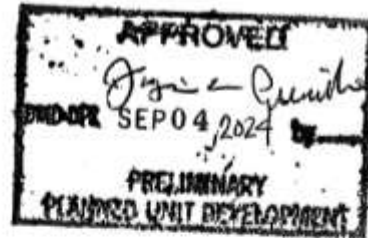
Rezoning the Noble Building for these additional uses represents a practical, compassionate, and collaborative step forward in addressing Indianapolis' emergency shelter needs. By preparing this site as part of the City's contingency planning, we can save lives, reduce strain on existing facilities, and demonstrate our shared commitment to keeping all of our neighbors safe.

We respectfully request your support in approving this rezoning petition.



Department of Metropolitan Development
Division of Planning
Current Planning

2024-ZON-079 DEVELOPMENT STATEMENT



August 27, 2024
M.I.

Preliminary DP Plan
2400 – 2406 North Tibbs Avenue

Introduction

Noble, Inc. ("Noble") and T&H Development, LLC ("T&H"), are seeking to develop property containing approximately 14.7 acres and commonly addressed as 2400 – 2406 North Tibbs Avenue (the "Subject Property"). Collectively, Noble and T&H are referred to herein as the "Petitioner". The Subject Property is zoned SU-7, and is improved with an existing building used by Noble to provide services to its clients as a not-for-profit focused on serving those with developmental disabilities. Noble has proposed additional development on Lot A. T&H is proposing a multi-family community on Lot B, as generally shown on the preliminary site plan submitted with and attached to this Preliminary DP Plan as Exhibit "A" (the "Preliminary Site Plan"). Noble is also coordinating the relocation of the existing fire station (IFD #30), currently located on property commonly known as 2440 N. Tibbs Avenue, to a dedicated parcel on the Subject Property shown as Lot C on the Preliminary Site Plan.

The Proposed Development/Permitted Uses

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").

A. **Lot A Permitted Uses:** The Lot A proposed development consists of an expansion to the existing building, potential new buildings, as well as athletic fields, all as shown on the Preliminary Site Plan, which is subject to change, as provided for in this Preliminary DP Plan.

Permitted Primary uses on Lot A shall include:

1. Uses permitted under the SU-7 zoning district.
2. Community Center.
3. Indoor/Outdoor Recreation Facilities.
4. Office Uses (Business/Professional/Government).
5. Medical/Dental Center or Clinic.

Lot A Development Standards/Setbacks: Primary buildings and accessory structures (other than sidewalks, pathways and similar features) constructed on Lot A shall meet the following minimum setbacks:

1. Front Yard (Tibbs Avenue): Buildings: 50 feet from the proposed right of way line; Accessory Uses: 20 feet from proposed right of way line.
2. Side Yards: Buildings and Game Courts/Fields: 25 feet from north property line, 20 feet from south property line; Accessory Uses: 10 feet from the applicable property lines.
3. Rear Yard (to west property line): Buildings: 100 feet from west property line; Game Courts/Fields: 50 feet from west property line; Accessory Uses: 50 feet from west property line.
4. Existing buildings and Accessory Uses, including existing buildings, signs, parking areas and landscaping ("Existing Improvements") are permitted in their current location(s), and for purposes of this Preliminary DP Plan, and may be rebuilt or redeveloped on their current locations, even if the Development Standards set forth in 1-3 hereinabove are not met.

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2024-ZON-079 DEVELOPMENT STATEMENT (Continued)

Therefore the Existing Improvements shall be considered legally conforming and shall not be considered legally non-conforming.

B. Lot B Permitted Uses: The Lot B development proposes approximately 120 attached multi-family residential units.

Permitted Primary uses on Lot B shall include:

1. Attached Multi-family dwellings, currently planned at 111 individual units; provided, however, 111 units shall not be considered a maximum. The maximum number of multi-family units shall not exceed 130.

C. Permitted Accessory uses for Lots A, B and C may include:

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

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

1. West property line: Buildings: 100 feet; Accessory Uses: 80 feet.
2. North and South Property Lines: Buildings: 120 feet from north property line of Lot B, 20 feet from south property line; Accessory Uses: 10 feet from north property line of Lot B, 10 feet from south property line of Lot B.
3. East Property Line: Buildings: 60 feet; Accessory Uses: 30 feet. Both shall be measured from existing right-of-way of Tibbs Avenue.

D. Lot C Permitted Uses: The Lot C development proposes a new fire station (IFD #30).

Permitted Primary uses on Lot C shall include:

1. Uses permitted under the SU-9 zoning district.
2. Uses permitted on Lot A, as described hereinabove.

Lot C Development Standards/Setbacks: Buildings and accessory structures on Lot C shall meet the following minimum setbacks:

1. Front Yard (Tibbs Avenue): Buildings: 50 feet from the proposed right-of-way; Accessory Uses: 20 feet from proposed right-of-way line.
2. Side/Rear Yards: Buildings: 25 feet from north, west and south lot line; Accessory Uses: 10 feet from the north, west and south lot line.

Utilities/Drainage: All utilities are available 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. Preliminarily, a retention pond is shown south of the main attached multi-family building.

**Department of Metropolitan Development
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2024-ZON-079 DEVELOPMENT STATEMENT (Continued)

Sidewalks: Sidewalks shall be provided along the Tibbs Road frontage of the Subject Property unless a waiver is sought at the time of platting Lots A, B and C. There will be internal sidewalks within the multi-family units on Lot B. There are some sidewalks serving the existing buildings on Lot A. A pedestrian plan for the athletic fields proposed for Lot A will be submitted for Administrators Approval. Notwithstanding the foregoing, the Indianapolis Fire Department shall be able to determine if sidewalks are necessary and appropriate with respect to Lot C's frontage on Tibbs Avenue.

Signs: The following signs shall be permitted:

1. Freestanding (for the benefit of Lot A): One (1) Monument sign, not to exceed 8 feet in height, fronting on Tibbs Avenue.
2. Freestanding (for the benefit of Lot B): One (1) Monument sign, not to exceed 8 feet in height, and must front on Tibbs Avenue.
3. Freestanding (for the benefit of both Lots A and B): One (1) Pylon sign not to exceed 15 feet in height or one (1) Monument sign not to exceed 10 feet in height.
4. Secondary: a) Vehicle Entry Point; b) Incidental (as permitted by the Sign Regulations in Chapter 744, Article IX of the Zoning Ordinance).
5. Wall Projecting Blade (as permitted by the Sign Regulations in Chapter 744, Article IX of the Zoning Ordinance).

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. IV of the Zoning Ordinance. A sign program for Lots A and B shall be prepared and submitted for Administrator's Approval prior to application for a sign permit.

Landscaping/Tree Preservation: Petitioner proposes tendering a detailed landscaping plan for the entire Subject Property for Administrator's Approval prior to obtaining an Improvement Location Permit. Petitioner will do a tree survey inventory of the existing trees to the west of the areas proposed to be improved as shown on the Preliminary Site Plan, and shall submit a proposed tree preservation plan for Administrative Approval prior to obtaining an Improvement Location Permit.

Miscellaneous

Amenities: The development of the Subject Property, at a minimum, shall provide the following amenities:

1. Active and passive recreation space.

Parking: Site parking for the Subject Property, which will be located generally as shown on the Preliminary Site Plan. The number of parking spaces shall equal the minimum required pursuant to Ch. 744, Art. IV, Section 02, Table 744-402-1, as reduced by Table 744-403-1, as there may be shared parking between Lots A and B. Bicycle Parking shall be provided pursuant to Ch. 744, Art. IV, Section 03.C.

Access: One (1) proposed curb cut on Tibbs Avenue serving Lots A and B, as generally shown on the Preliminary Site Plan. The Indianapolis Fire Department (Lot C), shall be able to determine access to Lot C outside of the requirements of this DP Plan and the Zoning Ordinance.

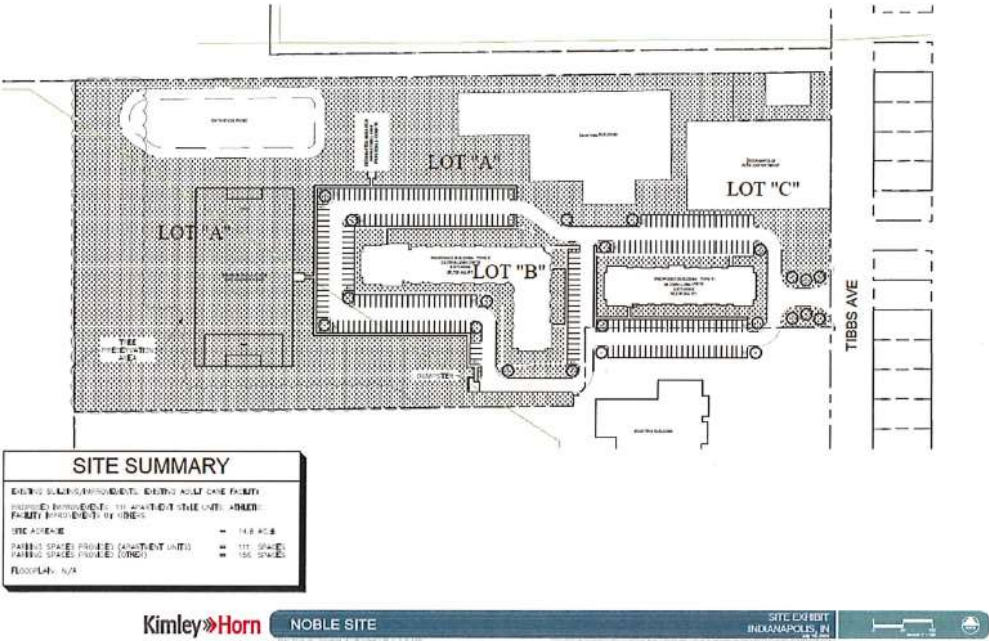
Administrative Approval of Future Site Plans: Final site plans and development plans may be submitted in total or in phases. The Administrator shall have the right to issue final approval of the final site plans and development plans so long as the final approval of the final site plans and development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



Department of Metropolitan Development
Division of Planning
Current Planning

2024-ZON-079 DEVELOPMENT STATEMENT (Continued)

EXHIBIT "A"



43348896.3

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



Photo of the subject site and existing building.



Photo of the west building façade and loading docks.

Department of Metropolitan Development
Division of Planning
Current Planning



Photo of the existing parking lot on site looking west.



Photo of the Salvation Army south of the site.



Photo of the entrance drive to the subject site.



Photo of single-family dwellings east of the site.



Photo of the fire station northeast of the site.

METROPOLITAN DEVELOPMENT COMMISSION

October 15, 2025

Case Number: 2025-ZON-113
Property Address: 1318 South Lynhurst Drive
Location: Wayne Township, Council District #17
Petitioner: Lynhurst Baptist Church, by Kevin Lawrence
Current Zoning: D-P
Request: Rezoning of 1.65 acres from the D-P district to the D-P district to provide for a development consisting of six small dwellings, five two-family dwellings, and a community center.
Current Land Use: Vacant.
Staff Recommendations: Approval.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first hearing on this petition.

STAFF RECOMMENDATION

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

1. 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.
2. The site shall be developed in substantial compliance with the site plan, file-dated August 15, 2025.

PETITION OVERVIEW

This 1.65-acre site, zoned D-P, is vacant and surrounded by a playground and vacant land to the north, a mobile home park to the south; single-family dwellings to the east, across South Lynhurst Drive; and single-family dwellings to the west, all zoned D-3.

Petition 2020-ZON-083 rezoned the site to provide for 18, 312-square foot single-family dwellings, a community building, a community garden, and parking lot.

Petition 2009-UV1-033 provided for a homeless drop-in center for young adults.

REZONING

The request would rezone the site from the D-P district to the D-P district to provide for a development consisting of six small dwellings, five two-family dwellings, a community center, a community garden, and parking lot.

Supportive services would include “case-management, primary care, dental care, behavioral healthcare, life-skills / nutritional training, vocational rehabilitation, and peer support.”

When this site was rezoned in 2020, development of the site included 18, 312-square-foot single-family dwelling units and a 2,015-square foot community building that would provide supportive services, including but not limited to, a 360-square-foot storm shelter below the community building, and a laundry facility. A parking lot consisting of 13 spaces and a community garden was also included in the project. See Exhibit A.

Commitments associated with the 2020 rezoning have not been modified and remain in effect for development of this site. See Exhibit B.

This request is very similar to the 2020 approved development, except for the introduction of a new housing typology (duplexes), a reduction of the single-family dwellings and the two-phase development.

D-P Statement

The Development Statement, file dated September 24, 2025, submitted with this petition amended the previous Statement to provide for a new housing typology what would include duplexes and a reduction of units from 18 to 16 dwellings units.

The Development Statement described the type and square footage of dwelling units proposed for this site that would be developed in two phases as follows:

Phase 1

Six 384-square feet dwelling units

Phase 2

Community Building (2,015 square feet)

Two multi-level duplex homes of 1,736 square feet

Three multi-level duplex homes of 3,472 square feet

Site Plan

The site plan, file dated August 15, 2025, delineates the two phases. Phase 1 would include the six dwelling units located west of the proposed community building and parking lot. The community building, parking lot, duplexes, and community garden would be constructed in Phase 2.

Environmental Public Nuisances

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

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

Environmental public nuisance means:

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

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

Planning Analysis

The request would have a higher density than recommended by the Neighborhood Plan but serves as a transition that would be a less dense community than the adjacent mobile home park to the south. Additionally, the proposed development would offer a more affordable housing option.

**Department of Metropolitan Development
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The development would provide small dwelling units for those who need housing and shelter. The 384-square foot unit would include a small kitchen and one bedroom with a connecting bathroom. It would also be critical that sanitary sewer and public water would serve all 16 dwellings.

The request is generally consistent with the Plan recommendation of residential development and the increased density would support the proposed BRT Blue Line and associated transit-oriented development along West Washington Street to the north.

For all these reasons, staff supports this request.

GENERAL INFORMATION

Existing Zoning	D-P	
Existing Land Use	Vacant	
Comprehensive Plan	Residential development at 3.5 to five units per acre	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-3	Playground / Shelter
South:	D-3	Mobile home community
East:	D-3	Single-family dwellings
West:	D-3	Single-family dwellings
Thoroughfare Plan		
South Lynhurst Drive	Primary arterial	Existing 70-foot right-of-way and proposed 95-foot right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	August 15, 2025	
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	September 24, 2020	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

Not Applicable to the Site.

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

The West Washington Street Corridor Plan (2012)

This Plan recommends residential development at 3.5 to five units per acre, with a recommended D-3 district.

This density is consistent with single-family residential development in suburban areas of the city and in transitional areas between suburban and urban patterns of development. Development at this density should not take place on mass transit corridors. Multi-family residential development is acceptable but is unlikely considering the density ranges recommended.

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)



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

- Identify roadways for planned expansions or new terrain roadways
- Coordinate modal plans into a single linear network through its GIS database

ZONING HISTORY

2020-ZON-083; 1318 South Lynhurst Drive, requested rezoning of 1.65 acres from the D-3 district to the D-P district to provide for 18, 312-square-foot single-family dwellings at a density of 11 units per acre, **approved**.

2009-UV1-033; 1318 South Lynhurst Drive, requested a variance of use of the Dwelling Districts Zoning Ordinance to provide for a homeless drop-in center for young adults (16-24), **granted**.

VICINITY

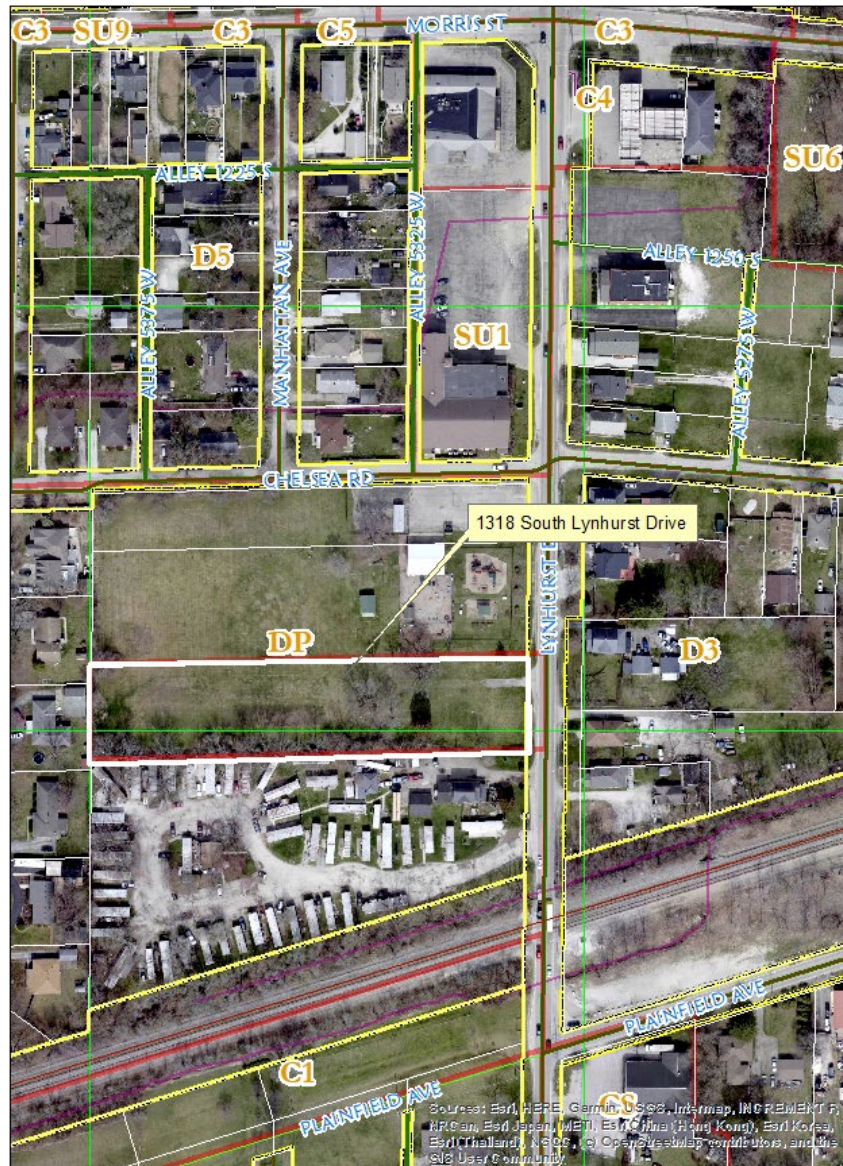
95-UV3-92; 1249 south Lynhurst Drive (north of site), requested a variance of use and development standards of the Dwelling Districts Zoning Ordinance to provide for the placement of a second single-family residence on one lot with a main floor area of 1,025 square feet, **denied**.

95-SE3-14; 1249 South Lynhurst Drive (north of site), requested a special exception of the Dwelling Districts Zoning Ordinance to provide for the placement of a manufactured home, **denied**.

91-V3-98; 1229 South Biltmore Avenue (north of site), requested a variance of development standards of the Dwelling District Zoning Ordinance to permit the construction of an attached garage with a zero-foot side yard setback and a six-foot aggregate setback, **granted**.

86-HOV-3; 1250 South Lynhurst Drive (north of site), requested a variance of development standards of the Sign Regulations to provide for a two-sided ground sign located 15 feet from the right-of-way, **granted**.

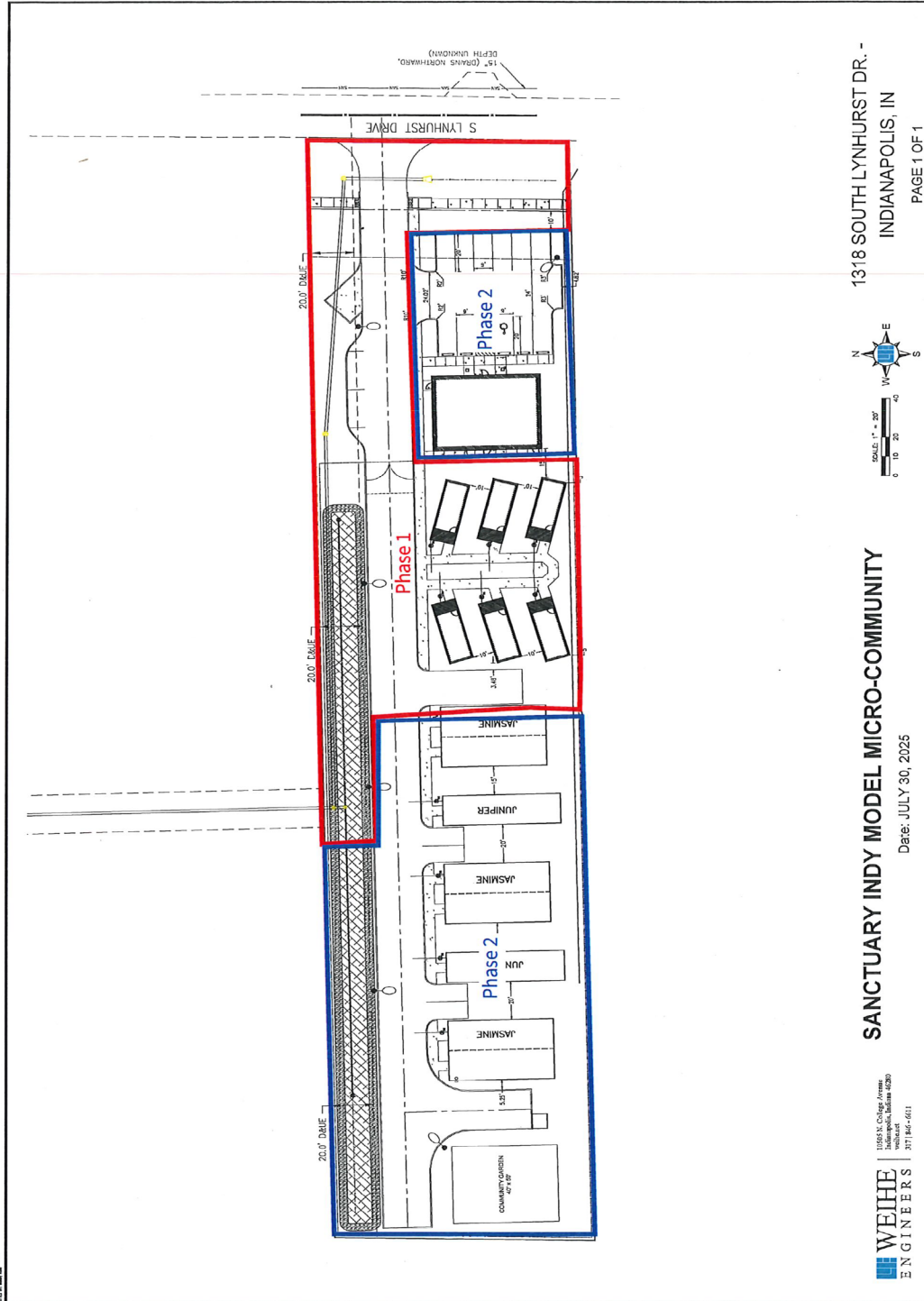
EXHIBITS



1318 South Lynhurst Drive

00.000 0.015 0.03 0.045 0.06 Miles

SITE PLAN – September 24, 2025



Updated D-P Statement – September 16, 2025

September 16, 2025

**Zoning Modification Petition
2025-MOD-019**

Kathleen Blackham
Kathleen.Blackham@indy.gov
Metropolitan Development
Commission 200 East Washington
Street Indianapolis IN 46204

Description

Local non-profit (501(c)(3)) organization, Sanctuary Indy, is pursuing D-P (Planned Unit Development) zoning approval to build a micro-community at 1318 South Lynhurst Drive, Indianapolis Indiana 46241. The project consists initially of six (6) small homes, each being 384 square feet (including a porch), and will ultimately include two (2), multi-level duplex homes of 1,736 square feet, three (3) multi-level duplex homes of 3,472 square feet, and a community center of approximately 2,015 square feet. Sanctuary Indy's goal with this project is to provide safe, secure shelter for the chronically homeless population in a community setting with available intensive services to best set the residents up for success. A detailed description of the project is included with this submission.

The proposed site, currently zoned D-P, is owned by Lynhurst Baptist Church, 1250 South Lynhurst Drive, Indianapolis IN 46241. The project will closely align to the currently approved D-P zoning plan for this site, and Sanctuary Indy is prepared to begin construction on the first six homes immediately upon zoning and permit approval, which will provide a safe, secure, and warm home for ten chronically homeless individuals.

The proposed development will be constructed in two phases. The first phase will include the aforementioned six small homes of 384 square feet for chronically homeless individuals. One of the homes will be a missional residence and will house a full-time member affiliated with Sanctuary Indy who will provide consistent on-site services. Support services are also already available, and will continue to be available, at Lynhurst Baptist Church. Phase two will include the community building and additional homes for chronically homeless families as outlined in the attached and described above.

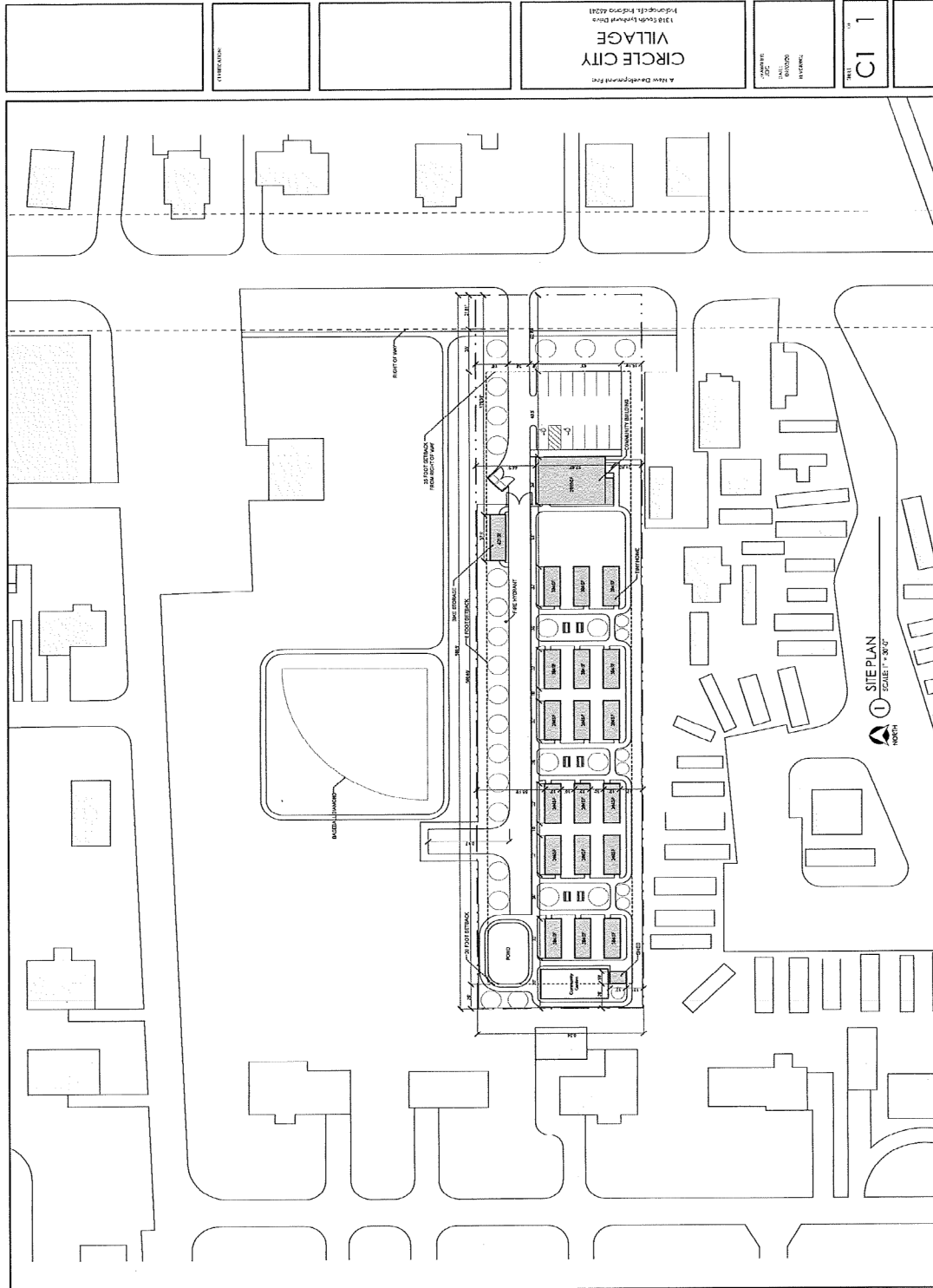
Each of the proposed homes in phase one consist of a common area with a kitchette with appliances and cabinets. Each home will have one bedroom with a connecting bathroom. A model of these homes is available for tour on site at Lynhurst Baptist Church.

Submitted by,



Kevin Lawrence
Legal Representative for Sanctuary Indy

EXHIBIT A – Approved Site Plan November 10, 2020



Department of Metropolitan Development
Division of Planning
Current Planning

EXHIBIT B – 2020-ZON-083 Commitments

A202100064234

05/14/2021 09:13 AM

KATHERINE SWEENEY BELL
MARION COUNTY IN RECORDER

FEE: \$ 35.00

PAGES: 5

By: GW

JS STATEMENT OF COMMITMENTS

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

In accordance with I.C. 36-7-4-1015, the owner of the real estate located in Marion County, Indiana, which is described below, makes the following COMMITMENTS concerning the use and development of that parcel of real estate:

Legal Description: Part of the East half of the Northeast quarter of Section 13, Township 15 North, Range 2 East of the Second Principal Meridian in Marion County, Indiana, more particularly described as follows, to-wit:

Beginning on the East line of said section at a point 813.95 feet South of the Northeast corner thereof; thence West parallel to the North line of said section 583 1/2 feet, more or less, to the land of the Indianapolis Gun Club; thence South parallel to the West line of said East half of said quarter section, 123.19 feet; thence East parallel with said North line 583 1/2 feet to the East line of said section; thence North 123.19 feet to the PLACE OF BEGINNING.

Statement of COMMITMENTS:

1. The owner agrees to abide by the Open Occupancy and Equal Employment Opportunity Commitments required by Metropolitan Development Commission Resolution No. 85-R-69, 1985, which commitments are attached hereto and incorporated herein by reference as Attachment "A".
2. Development shall be in accordance with the D-P Statement and the site plan, both file dated November 10, 2020.
3. A sidewalk shall be installed along South Lynhurst Drive between the southern boundary of the site and the parking lot to the north (approximately 285 feet) prior to occupancy of any of the single-family dwellings.
4. The site shall be subject to a Noise Disclosure Statement executed on January 16, 2021, recorded as Instrument Number A202100042183
5. A 47.5-foot half right-of-way shall be dedicated along the frontage of South Lynhurst Drive as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements

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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).

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

COMMITMENTS contained in this instrument shall be effective upon:

- (a) the adoption of rezoning petition # 2020-ZON-083 by the City-County Council changing the zoning classification of the real estate from a D-3 zoning classifications to a D-P zoning classification; or
 - (b) the adoption of approval petition # _____ by the Metropolitan Development Commission;
- and shall continue in effect for as long as the above-described parcel of real estate remains zoned to the D-P zoning classification or until such other time as may be specified herein.

These COMMITMENTS may be enforced jointly or severally by:

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

The undersigned hereby authorizes the Division of Planning of the Department of Metropolitan Development to record this Commitment in the office of the Recorder of Marion County, Indiana, upon final approval of petition #2020-ZON-083.

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IN WITNESS WHEREOF, owner has executed this instrument this 6th day of

April, 20 21

Signature: [Signature]

Printed: Virgil K. Tharp

Title: President of Lynhurst Comm.

Organization: Lynhurst Baptist Church

Name: _____

Signature: _____

Printed: _____

Title: _____

Organization: _____

Name: _____

STATE OF INDIANA)

) SS:

COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared

Virgil Tharp

owner(s)

(title / organization name) of the real estate who acknowledged the execution of the foregoing instrument and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this

6th day of

April

, 20 21

Kimberly Michelle Harrell
Notary Public

Kimberly Michelle Harrell

Printed Name of Notary Public

My Commission expires: April 28, 2024

My County of residence: Marion



I affirm under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document unless required by law. Leon Longard

This instrument was prepared by Leon Longard



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IN WITNESS WHEREOF, owner has executed this instrument this 6th day of

April, 20 21

Signature: [Signature]
Printed: Virgil K. Tharp
Title: President of Adair Comm
Organization: Lynchburg Baptist Church
Name:

Signature: _____
Printed: _____
Title: _____
Organization: _____
Name: _____

STATE OF INDIANA)
COUNTY OF MARION) SS:

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

Witness my hand and Notarial Seal this
6th day of April, 20 21

Kimberly Michelle Harrell
Notary Public
Kimberly Michelle Harrell
Printed Name of Notary Public
My Commission expires: April 28, 2024
My County of residence: Marion



I affirm under the penalties for perjury, that I have taken reasonable care to redact each social security
number in this document unless required by law. Leon Longard

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

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

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

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



View looking south along South Lynhurst Drive



View looking north along South Lynhurst Drive



View from site looking southwest



View of site looking west

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View from site looking northwest



View from site looking northwest



View from site looking northeast across South Lynhurst Drive



View from site looking southeast across South Lynhurst Drive