



Metropolitan Development Commission (September 3, 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, September 03, 2025 **Time:** 1:00 PM

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

Business:

Adoption of Meeting Minutes: August 20, 2025

Special Requests

Policy Resolutions:

REAL ESTATE:

1. 2025-R-033

Authorizes MDC to accept 43 Real Properties from the Marion County Commissioners for a total cost not to exceed Thirty-three Thousand and 00/100 Dollars (\$33,000.00).

2. 2025-R-034

Metropolitan Development Commission authorizes DMD to dispose of property as presented to and approved by the Vacant to Vibrant Review Committee.

ECONOMIC DEVELOPMENT / INCENTIVES:

3. 2025-A-028 (For Public Hearing)

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

Zoning Petitions:

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

4. 2025-APP-008 | 5510 Carvel Avenue

Washington Township, Council District #7

PK-1 and D-4

City of Indianapolis, Department of Parks and Recreation, by Ben Jackson

Park District One Approval to provide for a new playground, walkways, volleyball court, bike racks, and seating areas.

5. 2025-MOD-015 | 2326 Southport Commons Drive

Perry Township, Council District #22

D-P

McDonalds' USA, LLC, by Timothy Ochs and Jennifer Milliken

Modification of the Development Statement related to petition 2024-ZON-014 to provide for vehicle entry point signs and five incidental signs to be installed as indicated on the site plan, file-dated July 3, 2025 (minimum two-foot setback from a street for vehicle entry point signs and a maximum of 3.2 incidental signs permitted).

PETITIONS OF NO APPEAL (RECOMMENDED FOR DENIAL):

6. 2025-MOD-012 | 8809 South Meridian Street

Perry Township, Council District #23

C-1

Financial Center First Credit Union, by James J. Ammeen, Jr.

Modification of the Commitments related to petition 88-Z-214 to modify Commitments #3, #4 and #5 to allow for development of a proposed financial services office building, with low-level lighting of parking areas, an illuminated monument sign, and with a drive-through for teller and ATM services, (previous commitments required use of the existing structure, prohibited external lighting to reflect onto adjacent residences to the north, south, or east, and only permitted a non-illuminated incidental sign, with a maximum size of 16 square feet.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

7. REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2025-ZON-046 | 10010 and 10440 Pentecost Road

Franklin Township, Council District #25

Pulte Group, by Brian J. Tuohy

Rezoning of 96.6 acres from the D-A district to the D-P district to provide for a single-family detached residential development, consisting of 225 lots.

Additional Business:

8. ADOPTION OF NEGATIVE FINDINGS OF FACT - Petition 2025-CVR-828 (2nd Amended) - Denied by MDC on August 20, 2025:

2025-CVR-828 (2nd Amended) | 1927, 1946, and 1950 East 32nd Street, and 3219 Orchard Avenue

Center Township, Council District #8

D-5 and SU-1

Universal Church of Truth and First Born, Inc., by Justin Kingen and David Kingen

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide to provide for the construction of a medium apartment building & community center (at 1927 East 32nd Street), within a SU-1 district (not permitted); to allow for a mixed-use, multi-family housing project, community center and religious use (church) to have 38 off-street parking spaces (77 off-street parking spaces required); provide for the construction of five duplexes (floor over floor) with a floor area of 500 square feet (minimum floor area of 660 square feet required); to provide for the construction of duplexes at 1946 East 32nd Street and 3219 Orchard Avenue with a reduced open space (60% open space required for duplexes).

**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).

Vacant to Vibrant "V2V"/Indianapolis Land Bank
Real Estate Acquisition from County Board of
Commissioners (8-19-2025)
Various Locations

**METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA
Resolution No. 2025-R-033**

WHEREAS, the Department of Metropolitan Development, ("DMD"), by authority of and pursuant to I.C. 36-7-15.1, is engaging in redevelopment activities in the Marion County Redevelopment District ("District"); and

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

WHEREAS, the MDC is authorized by I.C. 36-7-15.1-7 to accept property needed for redevelopment of areas needing redevelopment that are located within the redevelopment district; and

WHEREAS, the Board of Commissioners of Marion County, Indiana ("Marion County Commissioners") are the owners of certain real property located in the District as shown on Exhibit A which were offered in a tax sale without being sold ("Subject Real Properties"); and

WHEREAS, the Subject Real Properties are an essential component of the City's land bank goals being pursued by DMD in the redevelopment district; and

WHEREAS, the Marion County Commissioners passed a resolution on August 19, 2025 to transfer to DMD the forty-three Subject Real Properties for the amounts shown on Exhibit A, attached hereto for a total cost not to exceed Thirty-three Thousand and 00/100 Dollars (\$33,000.00).

WHEREAS, the DMD's desires to accept this transfer of the Subject Real Properties as shown on Exhibit A, on behalf of the Commission.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The DMD is hereby authorized to accept the 43 Subject Real Properties as shown on Exhibit A, from the Marion County Commissioners for a total cost not to exceed Thirty-three Thousand and 00/100 Dollars (\$33,000.00).
2. The Director of the DMD is hereby authorized to execute any and all documents necessary to effect the conveyance of the Subject Real Properties in accordance with this Resolution, and all actions heretofore taken by any such official toward the completion thereof and hereby ratified, confirmed and approved.

Approved as/to Adequacy of Legal Form:

Metropolitan Development Commission:

By: Sheila Kinney
Sheila Kinney, Asst. Corporation Counsel

By: _____
John J. Dillon III, President

Date: 8/27/2025

Date: _____

Exhibit A

Number	Parcel	Address	Legal	Section	Township	Range
1	1002796	1147 MADEIRA ST	HOSBROOKS PROSPECT ST ADD L80	17	15	04
2	1004660	2304 HARLAN ST	MEADOW PARK ADD L11	19	15	04
3	1007748	2911 STATION ST	BRIGHTWOOD L2 B140	29	16	04
4	1007893	3001 N EUCLID AV	ROBINWOOD ADD L193	21	16	04
5	1008579	2605 STATION ST	BRIGHTWOOD L2 S1/2 L1 BLK129	29	16	04
6	1010107	605 W 28TH ST	HARLAN KESSLER NORTHERN HTS L17	26	16	03
7	1013401	856 W 29TH ST	ADDISON L ROACHE ADD 20' E SIDE L23 & 20' W SIDE L24 B42	26	16	03
8	1014130	1006 UDELL ST	BRADEN ET AL N INDPLS ADD L38 & L39 BLK12	27	16	03
9	1016063	2325 N LASALLE ST	E T FLETCHER S 2ND TO BRIGHTWOOD L111	29	16	04
10	1018456	2620 ADAMS ST	LENOX PLACE 2ND SEC L373	29	16	04
11	1024603	1132 W 28TH ST	BRADEN ET AL NORTH INDPLS ADD L33 B17	27	16	03
12	1031181	941 N LASALLE ST	GEORGE F ADAMS ADD B11 L11	05	15	04
13	1032540	1621 CRUFT ST	HOLLIDAYS GARFIELD PK ADD L407	19	15	04
14	1033567	40 N DENNY ST	LONG HARLAN'S COTTAGE HOME ADD L31	04	15	04
15	1040755	2303 MILBURN ST	MULLANEYS & COOPERS N INPLS L29	27	16	03
16	1049006	298 N ELDER AV	STOUTS NEW YORK ADD L654	03	15	03
17	1051269	4714 E 18TH ST	BIGNEYS SUB BLACK ADMRS ADD L46	33	16	04
18	1051717	28 N SHERMAN DR	HOLLYWOOD PL L13	05	15	04
19	1054309	1838 CALVIN ST	BROWN S SOUTH EAST ADD L251	17	15	04
20	1056495	53 N TACOMA AV	A M OGLE ET AL EAST PARK ADD L204	05	15	04
21	1058466	2947 N EUCLID AV	LORDS ADD TO BRIGHTWOOD L7	28	16	04
22	1058940	112 N GRANT AV	TUXEDO L17 B1	04	15	04
23	1059539	3140 FOREST MANOR AV	J L HOLLOWAYS 1ST ADD L2	21	16	04
24	1059970	4419 E 30TH ST	ROWES & OFFUTTS E 30TH ST L13	28	16	04
25	1062082	1822 BROOKSIDE AV	MILLIGANS BROOK PARK L54	31	16	04

26	1071012	723 W 25TH ST	ALLENS 2ND N ADD L38	26	16	03
27	1078119	2518 E 18TH ST	H THIENES SUB E T FLET 2ND BROOKSIDE L3 B34	32	16	04
28	1082379	1006 W 28TH ST	BRADEN ET AL N INDPLS ADD L38 & L39 B18	27	16	03
29	1086276	4700 E 19TH ST	GLENRIDGE ADD W END LOT G 108FT NL X 144.12FT WL &1/2 VAC ALLEY N & ADJ	33	16	04
30	1087960	610 CONGRESS AV	JOSE BALZ N WEST ADD L17	23	16	03
31	1090834	3321 NICHOLAS AV	N R RUCKLES ADD 42FT N SIDE L18	19	16	04
32	1091766	3306 HOUSTON ST	WASHINGTON VILLAGE L23	20	16	04
33	7000984	3307 N HAWTHORNE LN	PENDLETON HEIGHTS L98	22	16	04
34	7004945	3325 N HAWTHORNE LN	PENDLETON HEIGHTS L108	22	16	04
35	7031318	1200 E TAYLOR DR	IMPERIAL ESTATES PT L15 & PT L16 BEG 28.08FT N SWCOR L15 E 126.72FT S 75.07FT W 126.5FT N5.07FT TO BEG	35	16	04
36	7046490	605 NARROW BROOK DR	FISHER CREEK CONDOMINIUMS SEC 1 BLOCK "C"	12	15	04
37	8022655	3891 BALTIMORE AV	EAST BOULEVARD HEIGHTS 40' S END L11 & L12	18	16	04
38	9012758	2820 S RYBOLT AV	MARS HILL L 556	20	15	03
39	9015746	309 S WARMAN AV	ROSEMONT ADD L 48 1ST. SEC	09	15	03
40	9022162	126 N BELMONT AV	WARMAN HRS ADD L10 ALSO VAC AL N OF & ADJ	04	15	03
41	9024047	808 N LUETT AV	FAIRFAX ADD L116	05	15	03
42	9026175	3007 W WASHINGTON ST	PLAT OF THE TOWN OF MOUNT JACKSON L6 & 1/2 VACALLEY W & ADJ L6	09	15	03
43	9029664	2309 N GOODLET AV	KESSLER PARK ADD L43	28	16	03

Multiple Properties
Real Estate Conveyance
Multiple Transferees

**METROPOLITAN DEVELOPMENT COMMISSION
OF**

MARION COUNTY, INDIANA

Resolution No. 2025-R-034

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED THAT:

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

Approved as to Adequacy & Legal Form

Sheila Kinney

Sheila Kinney, Asst. Corp Counsel

Date: 8/27/2025

Metropolitan Development Commission

John J. Dillon III, President

Date: _____

Exhibit A

Address	Parcel Number	Transferee	Sale Program	Sale Price
1017 EUGENE ST	1016420	William Kee	Side Lot Sale	\$15,000.00
939 Udell St	1028805	Frederic Bowles - SLED Corporation	Affordable Sale	\$3,000.00
2701 ETHEL AVE	1078064	Frederic Bowles - SLED Corporation	Affordable Sale	\$3,000.00
2522 N DEARBORN ST	1048701	Frederic Bowles - SLED Corporation	Affordable Sale	\$3,000.00
3555 N KENWOOD AVE	1031528	Richard Thomas Sayles	Affordable Sale	\$3,000.00
928 W 32ND ST	1015304	Sharika Webb - Mamba Investments LLC	Affordable Sale	\$3,000.00
426 N BEVILLE AVE	1004726	Larry Wilson - Ultra Elite Group	Affordable Sale	\$3,000.00
858 W 25TH ST	1037133	Eric L Green	Affordable Sale	\$3,000.00

METROPOLITAN DEVELOPMENT COMMISSION OF
MARION COUNTY, INDIANA
FINAL ECONOMIC REVITALIZATION AREA RESOLUTION
RESOLUTION NO. 2025-A-028
REAL PROPERTY TAX ABATEMENT
Thunderbird CC Land Partners LLC
6900 English Avenue

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

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

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

WHEREAS, I.C. 6-1.1-12.1 empowers the Commission, at the time an Economic Revitalization Area is designated, to limit the dollar amount of the deduction that will be allowed with respect to a project; and

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

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

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

WHEREAS, during a preliminary hearing at 1:00 p.m. on Wednesday, July 2, 2025, the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area and recommended the appropriate length of the abatement period for such Area, and the Commission adopted **Preliminary Resolution No. 2025-A-025**, preliminarily designating the Subject Real Estate as an Economic Revitalization Area for an abatement period of up to ten (10) years ("Preliminary Resolution"); and

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

WHEREAS, pursuant to IC 6-1.1-12.1-2(k), a statement of benefits for property located within an allocation area, as defined by IC 36-7-15.1-26, may not be approved unless the City-County Council of Indianapolis and Marion County, Indiana (hereinafter referred to as "City-County Council") adopts a resolution approving the statement of benefits; and

WHEREAS, the City-County Council, on **August 11, 2025**, adopted a resolution approving the Applicant's Statement of Benefits; and

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

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

NOW, THEREFORE, IT IS RESOLVED:

1. The Commission now confirms, amends, adopts, and approves such Preliminary Resolution and thereby finds, and establishes the area as an Economic Revitalization Area subject to the conditions that designation as an Economic Revitalization Area allows the abatement of property taxes only relative to the Project and the effectiveness of the designation can be terminated by action of the Commission if:
 - A. The Applicant is unable to secure approval of the necessary variance or rezoning petition to provide for the proposed development.
 - B. Construction on the Subject Real Estate is not in substantial conformance with the Project description contained in the final resolutions as supplemented by information in the application, site plan and elevations; or
 - C. Construction of the Project is not initiated within one (1) year of the date a final resolution designating the Subject Real Estate as an Economic Revitalization Area is adopted.
2. The Economic Revitalization Area designation terminates five (5) years after the date a final resolution is adopted; however, relative to redevelopment or rehabilitation completed before the end of the five (5) year period, this termination does not limit the period of time the Applicant or successor owner is entitled to receive a partial abatement of property taxes to a period of less than ten (10) years.
3. This Economic Revitalization Area designation is limited to allowing the partial abatement of property taxes attributable to redevelopment or rehabilitation activities: **This designation does not allow abatement of property taxes for installation of new manufacturing equipment under I.C. 6-1.1-12.1-4.5.** Pursuant to IC 6-1.1-12.1-2 (i), the Commission hereby limits the dollar amount of the deduction that will be allowed, with respect to redevelopment and rehabilitation activities occurring in the ERA.

4. Pursuant to I.C. 6-1.1-12.1-17, the Commission desires to utilize an alternative abatement schedule. The alternative schedule shall allow for 50% deduction (abatement) of the increased property taxes for each of the up to ten years of the real property tax abatement.
5. The Commission has determined that the Project can be reasonably expected to yield the benefits identified in the attached "statement of benefits" and the "statement of benefits" is sufficient to justify the partial abatement of property taxes requested, based on the following findings:
 - A. The estimate of the value of the proposed Project is reasonable for projects of that nature.
 - B. The estimate of the number of individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed Project.
 - C. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed Project.
 - D. Other benefits about which information was requested are benefits which can reasonably be expected to result from the proposed Project.
 - E. The "Totality of Benefits" is sufficient to justify the deduction.
6. Under the authority of I.C. 6-1.1-12.1, the Commission directs the Department of Metropolitan Development to survey projects receiving Economic Revitalization Area designation for compliance with job creation/retention figures, salaries associated with these figures and investment figures contained in the applicant's approved Final Economic Revitalization Area Resolution, the Memorandum of Agreement executed by and between the applicant and the City, and/or the statement of benefits form. The Commission may reduce the dollar amount, or rescind the deduction in its entirety, and/or require repayment of all or a portion of the deductions received by the applicant for failure to achieve the benefits identified in the Memorandum of Agreement and/or "statement of benefits", or for failure to respond to the mandatory survey.
7. The Commission directs the Department of Metropolitan Development to survey the Project described in the attachment to this Resolution annually for up to twelve (12) years with enhanced incentives. The dates of the twelve (12) surveys shall be on or about the following dates: **2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, and 2039.**
8. The Subject Real Estate and Project area are approved for an abatement period of **up to ten (10) years.**
9. A copy of this Resolution shall be filed with the Marion County Auditor.

10. The real property tax abatement shall utilize the following abatement schedule:

REAL PROPERTY TAX ABATEMENT

(Schedule if conditions are not met for “Enhanced Abatement,” pursuant to MOA)

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

REAL PROPERTY OPPORTUNITY BUSINESS ENHANCED TAX ABATEMENT

(Must be invoked by 6th year of deduction)

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

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillon III, President

Date

Approved as to Legal Form
and Adequacy this day
of July 2025.

Sheila Kinney 7/30/2025
Sheila Kinney,
Assistant Corporation Counsel

STAFF ANALYSIS
REAL PROPERTY TAX ABATEMENT

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

Current Zoning:.....I-3

New Jobs Created:200

Jobs Retained:.....None.

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

STAFF ANALYSIS

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

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

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

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

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

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

TOTALITY OF BENEFITS

PETITIONER:

Thunderbird CC Land Partners LLC

INVESTMENT:

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

OPPORTUNITY INDUSTRY INCENTIVE:

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

EMPLOYMENT:

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

OTHER BENEFITS:

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

STAFF COMMENT:

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

PROJECT SUMMARY

FACTUAL INFORMATION

<u>Applicant:</u>	Thunderbird CC Land Partners LLC
<u>Subject Real Estate:</u>	6900 English Avenue
<u>Warren Township Parcel Numbers:</u>	7047777, 7047778, 7047779, and 7034236

PROJECT DESCRIPTION

Thunderbird CC Land Partners LLC will spearhead a major industrial spec development located in Warren Township on Indianapolis's east side. The project is being developed by Lauth Group Inc. The site spans approximately 150 acres and is zoned I-3 for heavy industrial use, with direct rail access. It currently includes Monarch Beverage and will undergo a \$125 million expansion that will add over 1 million square feet of speculative industrial space, including a 258,336-square-foot warehouse in Phase 1. This project is located in the Irvington-Brookville Road Allocation Area.

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

<u>New Jobs Created:</u>	200 at \$18.00/hr.
<u>Jobs Retained:</u>	None.
<u>Estimated Cost of Project:</u>	\$110,000,000.00

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



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METROPOLITAN DEVELOPMENT COMMISSION

September 3, 2025

Case Number: 2025-ZON-046

Property Address: 10010 and 10440 Pentecost Road

Location: Franklin Township, Council District #25

Petitioner: Pulte Group, by Brian J. Tuohy

Current Zoning: D-A

Request: Rezoning of 96.6 acres from the D-A district to the D-P district to provide for a single-family detached residential development consisting of 225 lots.

Current Land Use: Agricultural Uses / Single-family dwelling

Staff Recommendations: Approval.

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Metropolitan Development Commission acknowledged the automatic continuance filed by a registered neighborhood organization that continued this petition from the July 16, 2025 hearing, to the August 20, 2025 hearing.

The Metropolitan Development Commission continued this petition from the August 20, 2025 hearing, to the September 3, 2025, at the request of the petitioner's representative to provide additional time for discussions with the neighborhood organization.

STAFF RECOMMENDATION

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

1. A 25-foot half right-of-way shall be dedicated along the frontage of Pentecost Road and a 45-foot half right-of-way shall be dedicated along Senour Road, as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP)
2. Modify the Palermo Drive / shared entrance to comply with Subdivision Standards including the recently dedicated right-of-way.
3. Install a crosswalk at emergency only access drive approximately 1,400 feet west of the intersection of Pentecost Road and Senour Road with Rectangular Rapid Flashing Beacons (RRFB).



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4. Provide roadways with traffic calming features in accordance with Department of Public Works standards per Chapter 800 traffic calming methods, excluding stop signs.
5. The proposed access drive along Pentecost Road shall have one inbound and at least one outbound lane with stop control per the Traffic Impact Study (TIS).

PETITION OVERVIEW

This 96.6-acre site, zoned D-A, is comprised of four parcels developed with agricultural uses and a single-family dwelling. It is surrounded by agricultural uses and single-family dwellings to the north, zoned D-A; single-family dwellings to the south and across Pentecost Road, zoned D-A and D-P; single-family dwellings to the east, zoned D-A; and single-family dwellings to the west, zoned D-5II.

REZONING

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

The established purpose of the D-P District follows:

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

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

The Comprehensive Plan recommends suburban neighborhood typology for the western portion of the site and agricultural reserve for the eastern portion of the site.



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A proposed development of the site would not be consistent with the Plan recommendation of suburban neighborhood or the agriculture reservation recommendation.

DP Statement – April 14, 2025 (See Exhibit A)

The DP Statement explains development of the four parcels for 225 single-family detached dwelling units.

Development standards provide for a 20-foot minimum front yard setback, minimum five-foot with an aggregate of ten feet for the side yards and a minimum 15-foot rear yard setback. The minimum lot width would be 60 feet and the minimum lot area would be 7,800 square feet.

Utilities and drainage would comply with all regulations and requirements.

The D-P Statement provides detailed architectural standards that include building materials, building scale / massing, minimum living space, window openings, garages, porches / entryways, rooflines, lot lighting, and landscaping.

Signage would include freestanding monument signs at each entry and incidental signs.

Amenities would include multi-purpose paths, preserved / natural landscaping area, common areas, a playground, picnic / BBQ area and game courts.

Traffic Impact Study (DRAFT) – July 18, 2025

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

Scope of the study:

1. Obtain turning movement traffic volume counts between the hours of 6:00 A.M. to 9:00 A.M. and 4:00 P.M. to 7:00 P.M. during a typical weekday at the existing study intersections.
2. Estimate the year 2030 background traffic volumes by applying a 2.0% per year non-compounded growth rate to the existing traffic volumes and adding projected traffic from the following proposed nearby developments.
 - Montgomery Woods (161 Single Family Dwelling Units)
 - Palermo Gardens (184 Senior Adult Housing Dwelling Units)
3. Estimate the number of peak hour trips that will be generated by the proposed development.
4. Assign and distribute the generated traffic from the proposed development to the study intersections.
5. Prepare a capacity analysis/level of service analysis and turn lane analysis at the study intersections for each the scenarios.



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Capacity analysis occurred for three different scenarios. Scenario One was based on existing traffic volumes. Scenario Two - Year 2030 Background Traffic Volumes – Based on applying a 2.0% per year non-compounded growth rate to the existing traffic volumes and adding projected traffic from nearby future developments. Scenario Three - Year 2030 Proposed Development Traffic Volumes – Based on the sum of year 2030 background traffic volumes and generated traffic volumes from the proposed development.

Study Area - Intersections:

- Pentecost Road & Senour Road
- Pentecost Road & Vandergriff Road
- Pentecost Road & Fox Hollow Boulevard/Palermo Drive
- Pentecost Road & Proposed Access Drive

Conclusions / Recommendations

- Pentecost Road and Senour Road - Capacity analyses for all traffic volume scenarios have shown that all approaches to 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.
- Pentecost Road & Vandergriff Road - Capacity analyses for all traffic volume scenarios have shown that all approaches to 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.
- Pentecost Road & Fox Hollow Boulevard/Palermo Drive - capacity analyses for all traffic volume scenarios have shown that all approaches to 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.
- Pentecost 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 recommendations:
 - The access drive should be constructed with one inbound lane and at least one outbound lane.
 - Intersection should be stop-controlled with the access drive stopping for Pentecost Road.

Department of Public Works

The Department of Public Works, Traffic Engineering Section, has requested the dedication and conveyance of a 25-foot half right-of-way along Pentecost Road and a 40-foot half right-of-way along Senour Road. These dedications would also be consistent with the Marion County Thoroughfare Plan.



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Planning Analysis

Staff believes the request would not be consistent with the Comprehensive Plan recommendations of rural or estate neighborhood and agriculture reservation, along with a proposed density of 2.33 units per acre. However, the proposed development would be similar to recent rezonings to the D-3 district in the area to the southwest and east, across Senour Road and the D-5II district abutting the site to the west. Consequently, the development would be compatible with the surrounding land uses.

It should be noted that this request is limited to the rezoning and is not approval or support of the conceptual site plan, dated April 14, 2025.

GENERAL INFORMATION

Existing Zoning	D-A	
Existing Land Use	Agricultural uses / single-family dwelling	
Comprehensive Plan	Rural or Estate Neighborhood / Agricultural Reservation	
Surrounding Context	Zoning	Land Use
North:	D-A	Agricultural Uses / Single-family dwellings
South:	D-A	Single-family dwellings
East:	D-A	Single-family dwellings
West:	D-5II	Single-family dwellings
Thoroughfare Plan		
Pentecost Road	Local Street	Existing 50-foot right-of-way and proposed 50-foot right-of-way.
Senour Road	Primary Arterial	Existing 30-foot right-of-way and proposed 80-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	April 14, 2025	
Site Plan (Amended)	N/A	
Elevations	April 14, 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	April 14, 2025	



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COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Rural or Estate Neighborhood and Agricultural Reserve. 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 Industrial Reservation land use (non-typology land use) is intended for areas that should be protected for agricultural use. These areas may also be appropriate for parks.

Pattern Book / Land Use Plan

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

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

Detached Housing

- Should preserve open space.
- In older, established historic areas, lots should be deep and narrow with deep setbacks. This allows for city services such as streets and sewer lines to be used more efficiently. Mature trees should be preserved whenever possible.
- In more rural areas, the protection of open space is even more critical. Lots should be both deep and wide.
- Denser development is appropriate only if the houses are clustered together and public open space is provided.
- “Flag lots” (lots that are behind other lots, buildings, or otherwise not visible from the road) should be avoided.
- Lots should be no larger than one and a half times the adjacent lots.

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.



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Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.

Indy Moves

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

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

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

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



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ZONING HISTORY

2022-ZON-036; 4161 and 4355 Senour Road (east of site), requested rezoning of 63.60 acres from the D-A district to the D-3 district, **approved**.

2021-CZN-831 / 2021-CPL-831; 9700 and 10010 Pentecost Road (west of site), requested rezoning of six acres from the D-A (FF) district to the D-5II (FF) district and to modify or terminate commitments of 2004-ZON-830 as follows: Modify Commitment Six to permit the maximum number of lots to equal the number shown on the plat (maximum – 140); Modify Commitment Eight to permit outbuildings if permitted by the Declaration of Covenants and approved by the Architectural Review Committee; Modify Commitments 12 and 13 to provide for entry and Pentecost Road landscaping and fencing that matches current plans (combination of evergreen and deciduous trees, shrubs and fencing similar to “Bentley Commons”); Modify Commitment 14 to relocate the required second entrance to the area being rezoned; Modify Commitment 15 to permit the street layout to match the proposed plat (the plat will include one stub street to the north of the original 40 acres that does not line up with an entrance); Modify Commitment 16 to permit the minimum lot width to match the recorded plat (minimum 107-foot width for two-unit lots and 52-foot width for individual unit lots); Modify Commitment 22 to permit all interior streets to be 26 feet wide from curb to curb (28 feet width required); Modify Commitment 23 to permit either a sidewalk or a recreational trail along each side of internal streets (sidewalks required); Modify Commitment 27 to clarify that concrete composite board or sheet product like (James Hardie Companies) qualifies as masonry (98% of first floor exterior walls shall be brick or masonry); Terminate Commitment 28 requiring a “knox box;” Terminate Commitment 29 restricting residents to age 55 or older; Modify Commitment 30 to permit the setback from Pentecost Road to match the recorded plat (140 feet from centerline required); and Terminate Commitment 33 providing for a sanitary sewer easement, if necessary to New Beth-el subdivision and Approval of a Subdivision Plat to be known as The Village at Miller Bend, dividing 46 acres into 186 single-family attached dwellings (93 two-family lots), with a waiver to shorten the boulevard entry length, to permit a trail instead of a sidewalk, and to partially waive the street connection requirement, **approved**

2018-ZON-004, 9700 Pentecost Road (west of site), requested rezoning of 40 acres, from the D-5II (FF) district, to the D-3 (FF) classification to provide for a cluster residential development, **withdrawn**.

2013-ZON-035; 10203 Pentecost Road (east of site), requested rezoning of 3.5 acres from D-A to D-P to permit the site to be incorporated into the Wolf Run development (2003-ZON-060, as modified by 2004-APP-058 and 2007-APP-187), **approved**.

2005-ZON-120; 9741 Pentecost Road (west of site), requested rezoning 68.337 acres, being in the D-A (FF) District, to the D-3 (FF) classification to provide for residential uses, **approved**.

2004-ZON-830 / 2004-VAR-830; 9700 Pentecost Road (west of site), requested rezoning of 40.0 acres, being in the D-A District, to the D-5II classification to provide for two-family residential development; and a variance of Development Standards of the Dwelling Districts Zoning Ordinance to provide for a maximum of 25-percent of the lots or 18 lots with fifty-percent lot open space, **approved and withdrawn**.

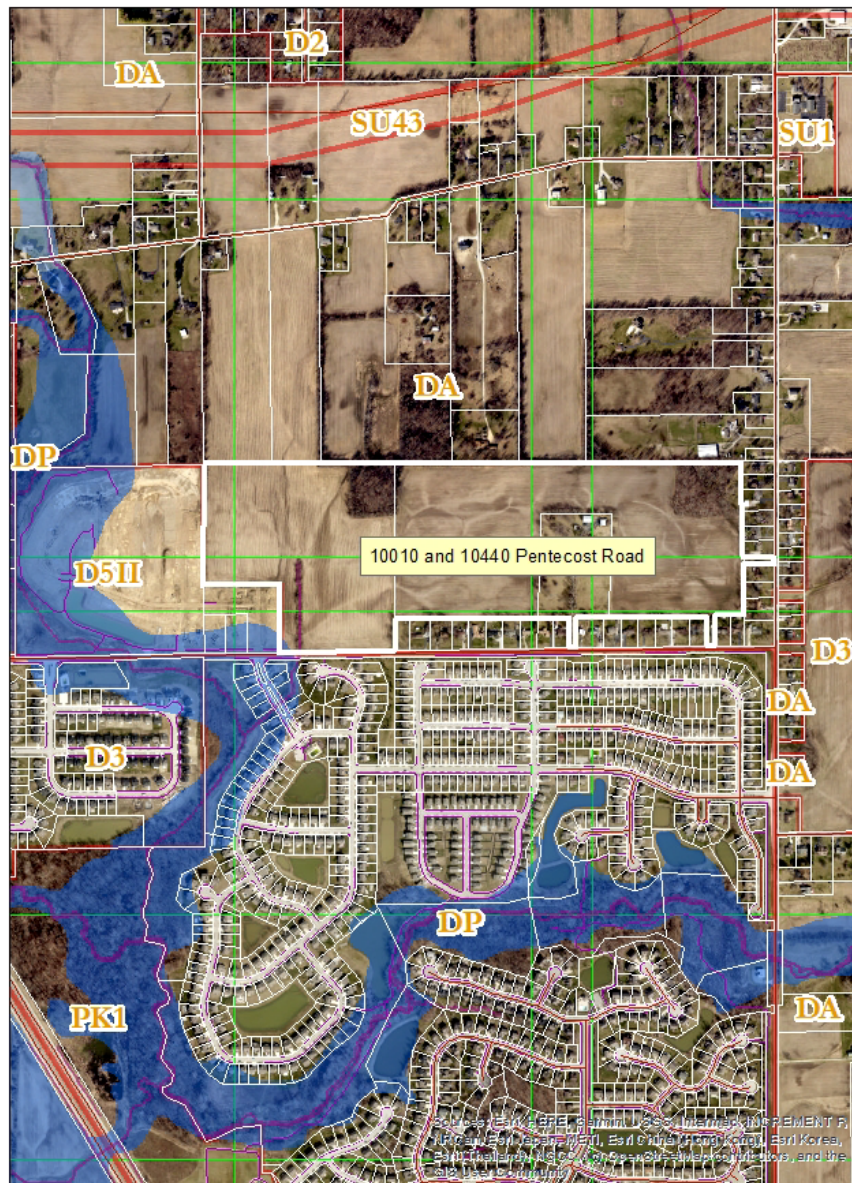


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2003-ZON-060, 9900, 10050, 10500, and 10640 East Thompson Road and 10101 and 10401 Pentecost Road (north of site), requested rezoning 422.943 acres, from the D-P (FF) (FW) District, to the D-P (FF) (FW) classification to provide for 833 single-family dwellings, with a density of 1.98 units per acre, **approved**.

96-Z-18 / 96-DP-2; 4650 Senour Road (subject site), requests a rezoning of 423 acres, from D-A (FW) (FF), to D-P (FW) (FF), to provide for mixed-use development including 433 single-family residences, a golf course, and a neighborhood commercial center, **approved**.

EXHIBITS



10010 and 10440 Pentecost Road



0 0.05 0.1 0.2 0.3 0.4 Miles



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EXHIBIT A

Preliminary DP Plan

Introduction

Pulte Homes of Indiana, LLC ("Petitioner") is under contract to purchase approximately 96.6 acres of real estate commonly addressed as 10440 & 10010 Pentecost Rd (aka 10640 Pentecost Rd and 4160 Senour Rd) (the "Subject Property"). The Subject Property is zoned DA.

Permitted Use

Permitted Use: The use of the Subject Property shall be limited to single-family detached dwelling units, as set forth in Table 743-1 of the Consolidated Zoning/Subdivision Ordinance of the City of Indianapolis, Marion County, effective January 8, 2025 (the "Zoning Ordinance").

Development Layout

The Concept Plan filed concurrently with this DP Plan shows 225 lots in a subdivision to be named at a time a primary plat is submitted. The proposed development will feature traditional single-family detached homes. Development of the Subject Property shall be in substantial compliance with the Concept Plan attached hereto as Exhibit A.

Development Standards:

Lots containing single-family detached dwellings shall meet the following development standards:

1. Front Yard/Setback: Minimum twenty feet (20') from the right-of-way line.
2. Side Yard/Setback: Minimum five feet (5') per side, minimum ten feet (10') in the aggregate.
3. Rear Yard/Setback: Minimum fifteen feet (15').
4. Minimum Lot Width at the front setback line: Sixty feet (60').
5. Minimum Lot Size: Seven Thousand Eight Hundred (7,800) square feet.

Utilities/Drainage: All utilities are available to the site. There will be reasonable attempts made so that no utility poles will be located on the Subject Property, unless already existing and financially impractical to bury or relocate. 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.

Architectural Standards: All homes constructed on the Subject Property shall meet the following minimum standards:

Section 1. Single Family Design:

A. Permitted Building Materials:

1. Exterior building materials may include masonry, wood and fiber cement siding.
2. All first floor front elevations must have a masonry (brick or stone) wainscot, a minimum of twenty-four (24) inches in height or to the bottom of the windows,

with the exception that no more than twenty (20) homes may have no masonry on the front elevation to achieve certain architectural styles that lends itself to the use of less masonry on the front facade.

B. Building Scale and Massing: Dwellings shall not feature long front elevation, unbroken expanses of wall. This may be accomplished by including, but not limited to any of the following features:

1. Variation in height and depth.
2. Windows and door openings.
3. Changes in roof line or height.
4. Architectural details and materials, texture, and material placement.
5. Placement of landscaping materials.
6. Recessed entries, and covered porches.
7. Bays and towers.

C. Required Window Openings:

1. A minimum of the following: two (2) windows on the front facade (elevation) for a one-story home, three (3) windows on the front facade (elevation) for a two-story home, one (1) window on the side facade (elevation), and three (3) windows on the rear facade (elevation) shall be provided, excluding the garage door (for the purpose of this requirement a standard door with a window shall qualify as one (1) window).
2. Windows shall be wood, vinyl-clad, vinyl, aluminum-clad wood, or painted metal.

D. Garage Type:

1. All garages shall be attached to the dwelling.
2. All garages shall be designed as an integral part of the architecture of the dwelling, with regards to materials, trim and details.
3. All Dwellings shall have a minimum of 2 car garage.

E. Porches and Entryways:

1. Porches and/or entryways shall be clearly defined, with a minimum of four (4) feet in depth, or be a minimum of thirty (30) square feet.

F. Roofline:

1. Primary roof shall have a minimum roof slope of 6 (vertical units); 12 (horizontal units) with the exception that no more than twenty (20) homes may have a minimum 5/12 roof pitch on the primary roof to achieve certain architectural styles that lend itself to the use of lower roof pitches. Secondary roofs (e.g. porch, bays, garages, dormers) may have a lower pitch.
2. All dwellings shall include architectural-grade dimensional shingles. Three-tab shingles are not permitted.

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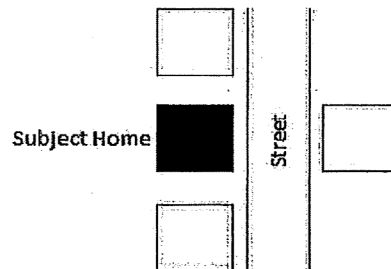
3. If dormers are used, at least one (1) window or decorated louver per dormer is required. Dormers and gables must have details such as attic bands, windows and/or decorative attic vent.

G. Landscaping

1. Front Yard: Two (2) 2.5 in. deciduous trees and ten (10) shrubs of a minimum of 24- inches in width or height, or landscaping that meets the requirements of the Zoning Ordinance.
 2. Lawns: Sod is required in the front yard up to the front corner of the home. Seed is permitted in the side and rear yards of the home. On corner lots, sod will be installed within the building setback line adjacent to the road.
- H. Architectural Character Imagery: The applicable character illustrations, indicating conceptually the intended architecture and appearance of single family detached dwellings are contained within Exhibit B.
- I. Minimum Square Footage: One story single-family homes (ranches) shall contain a minimum of One Thousand Six Hundred (1,600) square feet of "Living Space" (areas under roof of primary structure but not including porches, terraces, unfinished attics and garages). Two story single-family homes shall contain a minimum of Two Thousand Two Hundred (2,200) square feet of Living Space.

Section 2. Monotony Mitigation:

Front Facades: The same floor plan with same elevation and same color shall not be constructed for one (1) lot on each side of the subject lot on the same side of the street and for one (1) lot across the street from the subject lot as illustrated in the below diagram.



- A. Exterior Siding Color: No two side by side homes on contiguous lots or the lot across the street from the subject lot shall have the same primary exterior color on the primary structure of the home.
- B. Exterior Masonry Color: No two side by side homes on contiguous lots shall have the same masonry color.



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Section 3. Lot Lighting: All Dwellings shall have two (2) dusk to dawn garage lights, one (1) located on each outermost side of the garage door(s).

Sign Program

Primary Freestanding (Entry) Signs: The development shall be permitted to have monument style entry signs located at each entrance.

1. Number: One (1) if located in the median, two (2) if located on the outside of the ingress/egress lanes.
2. Maximum Height of Sign Face: Eight (8) feet.
3. Maximum Width of Sign Face: Fifteen (15) feet.
4. Maximum Height of Sign Frame (includes columns): Ten (10) feet.
5. Maximum Width of Sign Frame (includes columns): Twenty-five (25) feet.
6. Materials: Masonry (brick; stone), metal accent, wood accent (vinyl is prohibited).
7. Lighting: Internal (backlit letters) or ground mounted external.

Secondary Freestanding: The development shall permit both Vehicle Entry Point and Incidental Signs as set forth in Ch. 744, Art. IX, Sec. 06, Table 744-906-10 of the Zoning Ordinance.

Miscellaneous

Amenities: Petitioner shall provide certain amenities for the development, substantially as shown on the Concept Plan.

1. Multipurpose paths (internal and along portions of Pentecost Road frontage).
2. Preserved, natural landscaping areas.
3. Open common areas.
4. Playground, Picnic/BBQ Area and Game Courts.

EXHIBIT A

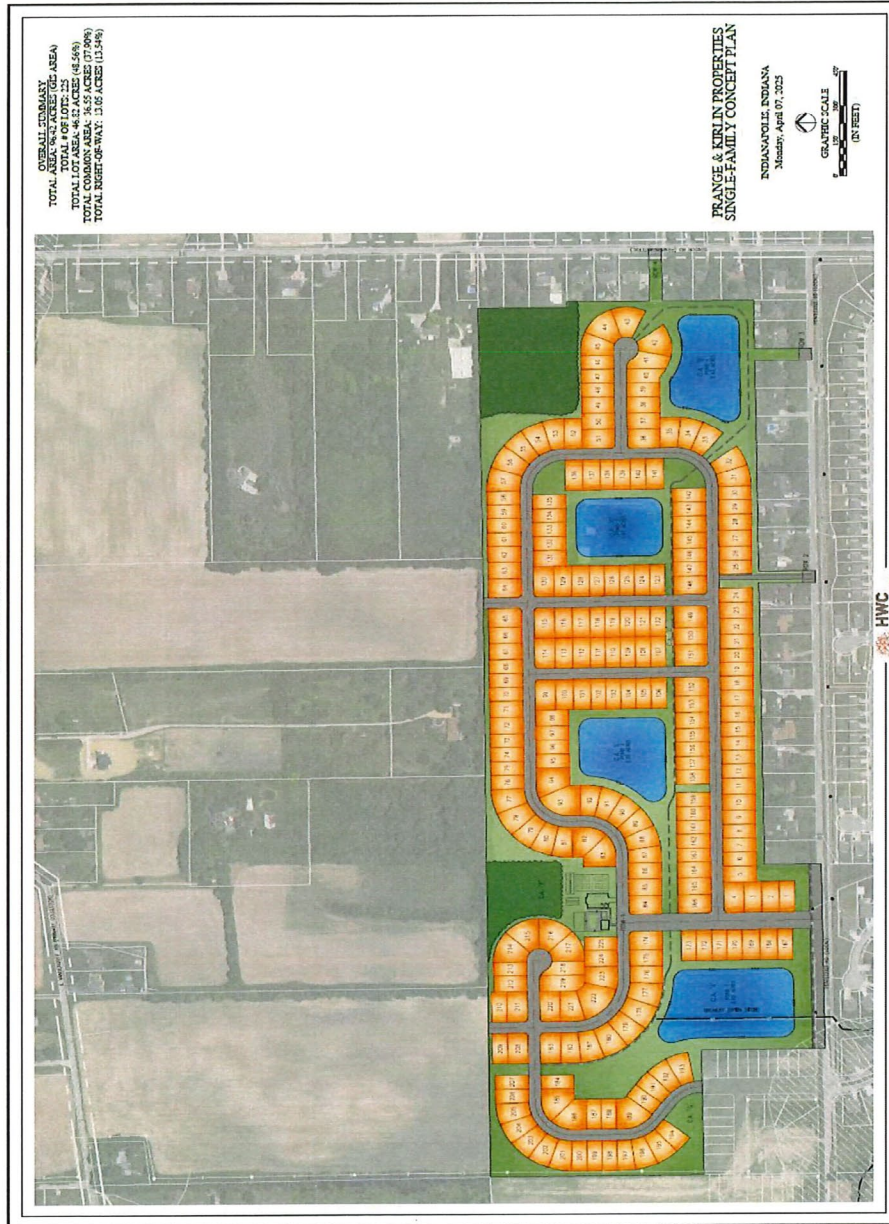


EXHIBIT B
Character Exhibits – Single-Family



B-1



View looking west along Pentecost Road



View looking east along Pentecost Road



View of western boundary of site looking north across Pentecost Road



View of site looking northeast across Pentecost Road



View of site looking north across Pentecost Road



View of site looking north across Pentecost Road



View of site looking north across Pentecost Road



View of site looking north across Pentecost Road



View looking northeast across intersection of Pentecost Road and Senour Road

Petition Number

2025-CVR-828
(2nd Amended)

METROPOLITAN DEVELOPMENT COMMISSION
OF MARION COUNTY, INDIANA
PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS
NEGATIVE FINDINGS OF FACT

1. BASED ON THE EVIDENCE SUBMITTED THE PETITIONER FAILED TO MEET ITS BURDEN OF PROOF TO SHOW THAT THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY because the failure to provide required off-street parking, required floor area and required open space would negatively impact the quality of life of the surrounding residential neighborhood and the residents living in the proposed development.
2. BASED ON THE EVIDENCE SUBMITTED THE PETITIONER FAILED TO MEET ITS BURDEN OF PROOF TO SHOW THAT THE USE AND VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER because the failure to provide required off-street parking, required floor area and open space would negatively impact the quality of life of the surrounding residential neighborhood and the residents living in the proposed development.
3. BASED ON THE EVIDENCE SUBMITTED THE PETITIONER FAILED TO MEET ITS BURDEN OF PROOF TO SHOW THAT THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE WILL RESULT IN PRACTICAL DIFFICULTIES IN THE USE OF THE PROPERTY because the lots could be developed to provide housing that would be compatible with the surrounding area and reinforce the architectural character of the neighborhood.

DECISION

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

Adopted this _____ day of _____, 20 ____

METROPOLITAN DEVELOPMENT COMMISSION

HEARING EXAMINER

PETITION FOR VARIANCE OF USE

FINDINGS OF FACT

1. BASED ON THE EVIDENCE SUBMITTED THE PETITIONER FAILED TO MEET ITS BURDEN OF PROOF TO SHOW THAT THE GRANT OF THE VARIANCE WOULD NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY because the failure to provide required off-street parking, required floor area and required open space / amenity area would negatively impact the quality of life of the surrounding residential neighborhood and the residents living in the proposed multi-family development.
2. BASED ON THE EVIDENCE SUBMITTED THE PETITIONER FAILED TO MEET ITS BURDEN OF PROOF TO SHOW THAT THE GRANT OF THE VARIANCE WOULD NOT CAUSE THE USE OR VALUE OF THE AREA ADJACENT TO THE PROPERTY TO BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER because the failure to provide required off-street parking, required floor area and required open space would negatively impact the quality of life of the surrounding residential neighborhood and the residents living in the proposed development.
3. BASED ON THE EVIDENCE SUBMITTED THE PETITIONER FAILED TO MEET ITS BURDEN OF PROOF TO SHOW THE NEED FOR THE VARIANCE ARISES FROM SOME CONDITION PECULIAR TO THE PROPERTY INVOLVED AND THE CONDITION IS NOT DUE TO THE GENERAL CONDITION OF THE NEIGHBORHOOD because the current use could continue without negatively impacting the surrounding residential neighborhood.
4. BASED ON THE EVIDENCE SUBMITTED THE PETITIONER FAILED TO MEET ITS BURDEN OF PROOF TO SHOW THAT THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE WOULD CONSTITUTE AN UNUSUAL AND UNNECESSARY HARDSHIP IF APPLIED TO THE PROPERTY FOR WHICH THE VARIANCE IS SOUGHT because the current use could continue without negatively impacting the surrounding residential neighborhood.
5. BASED ON THE EVIDENCE SUBMITTED THE PETITIONER FAILED TO MEET ITS BURDEN OF PROOF TO SHOW THAT THE GRANT OF THE VARIANCE WOULD NOT INTERFERE SUBSTANTIALLY WITH THE COMPREHENSIVE PLAN because the guidelines and recommendations of the Pattern Book have not been met that would minimize the impact of the proposed multi-family development. Consequently, the proposed development would negatively impact the surrounding neighborhood.

DECISION

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

Adopted this _____ day of _____, 20 ____

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____