



Metropolitan Development Commission (February 5, 2025) Meeting Notice

Meeting Details

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

Date: Wednesday, February 05, 2025 **Time:** 1:00 PM

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

Business:

Adoption of Meeting Minutes: January 15, 2025

Business:

REAL ESTATE:

1. 2025-R-009

Authorizes DMD to promptly convey title to certain property on Columbia Ave. and Yandes St. for redevelopment to promote the use of land in the manner that best serves the interest of the City and its inhabitants.

2. 2025-R-010

Authorizes DMD to facilitate transfer of a portion of 40 S. Alabama St. to the Capitol Improvement Board (CIB) to further CIB's purposes as part of redevelopment in the city.

3. 2025-R-011

Resolution authorizing the Department of Metropolitan Development to execute an Amendment to the Circle Centre Mall Lease, Council District #18, Center Township.

4. 2025-R-012

Authorizes DMD to amend agreement with RHC Shelby Street, LLC Development to reflect city/DMD's costs associated with additional real estate necessary to the project and to reimburse RHC for remaining amounts due.

ECONOMIC DEVELOPMENT / INCENTIVES:

5. 2025-A-003

Preliminary Economic Revitalization Area Resolution for Dallara USA Holdings, Inc., located at 1201 Main Street, Council District #16, Wayne Township. (Recommend approval of six (6) years real property tax abatement.)

6. 2025-A-004

Preliminary Economic Revitalization Area Resolution for Dallara USA Holdings, Inc., located at 1201 Main Street, Council District #16, Wayne Township. (Recommend approval of six (6) years personal property tax abatement.)

7. 2025-A-005

Preliminary Economic Revitalization Area Resolution for Hydro Vac Services, LLC., d/b/a GroundBreakers, located at 5514 Victory Drive, Council District #24, Franklin Township. (Recommend approval of five (5) years real property tax abatement.)

8. 2025-E-004

Resolution Authorizing a Funding Agreement to Support the CSX Redevelopment Project, Council District #18, Center Township.

PLANNING:

Zoning Petitions:

Special Requests

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

9. 2024-APP-024 | 1934 North DeQuincy Street

Center Township, Council District #13

PK-1 (FF)

City of Indianapolis, Department of Parks, and Recreation, by Henry Woodburn

Park District One Approval to provide for a new playground, sidewalk, and drainage improvements.

10. 2024-APP-025 | 2220 North Tibbs Avenue

Wayne Township, Council District #11

PK-1

City of Indianapolis, Department of Parks, and Recreation, by Henry Woodburn

Park District One Approval to provide for a new playground, walking paths, refurbishing existing shelter, bike racks, and drainage improvements.

11. 2024-APP-026 | 2900 North Moreland Avenue

Wayne Township, Council District #11

PK-1

City of Indianapolis, Department of Parks and Recreation, by Henry Woodburn

Park District One Approval to provide for a new playground, sidewalk connections, a new shelter, surface parking area, and drainage improvements.

12. 2024-APP-027 | 3307 Ashway Drive

Wayne Township, Council District #11

PK-1 (FF) (FW) (W-5)

City of Indianapolis, Department of Parks and Recreation, by Henry Woodburn

Park District One Approval to provide for a new playground, walkways, benches, and drainage improvements.

13. 2024-APP-028 | 3680 Creston Drive

Wayne Township, Council District #16

PK-1 (FF) (FW) (TOD)

City of Indianapolis, Department of Parks and Recreation, by Henry Woodburn

Park District One Approval to provide for a new playground, sidewalk connection, and drainage improvements.

14. 2024-APP-029 | 7731 Sebastian Place

Warren Township, Council District #20

PK-1

City of Indianapolis, Department of Parks and Recreation, by Henry Woodburn

Park District One Approval to provide for a new playground, sidewalk connection, a bench, and drainage improvements.

15. 2024-MOD-021 | 4901 and 4919 South Emerson Avenue and 5155 Shear Avenue

Franklin Township, Council District #24

C-S

Emerson Place Apartments, LLC, by Joseph D. Calderon

Modification of Commitments related to 2022-CZN-839 to terminate Commitment 5 and 6, which required the developer to provide (5) "A sidewalk or pavement markings providing safe pedestrian passage between south end of subject property and the intersection of Emerson Ave and Emerson Place Rd," and (6) "Sidewalk connections between subject property and the Grocery Store site."

16. 2024-MOD-024 | 208, 340, 430, 445, and 555 South White River Parkway West Drive, 1440 and 1450 Gillette Street, 1045, 1115, and 1225 West Henry Street, 1040, 1120, and 1230 Oliver Avenue, 520 Division Street, and 510 Arbor Avenue

Center Township, Council District #18

CBD-S (RC) (FF) (TOD)

Indiana Economic Development Corporation, by Andi Metzler

Modification of Development Statement / Master Plan related to 2022-CZN-824, to change the name of the Development, from "Reimagining the GM Stamping Plant Master Plan" to "Levee District Regulating Plan," and to include configuration standards for streets, blocks, lots, and to update the development of lots, building form, and included uses.

17. 2024-ZON-030 (Amended) | 1362 and 1368 North Olney Street

Center Township, Council District #13

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

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

18. 2024-ZON-080 (2nd Amended) | 3720 East Washington Street

Center Township, Council District #18

Marybeth McShea

Rezoning of 0.14-acre from the C-1 (TOD) District to the D-8 (TOD) District to provide for a four-unit multi-family residential development.

19. 2024-ZON-134 | 5802 West 71st Street

Pike Township, Council District #6

Park 100 Investment, LLC, by, Brian J. Tuohy

Rezoning of 2.16 acres from the C-S district to the C-S district to renovate two hotels into 68 studio, four one-bedroom, and 22 two-bedroom apartments.

20. 2024-ZON-142 (Amended) | 26 West Minnesota Street, 1643, 1647, and 1651 South Illinois Street

Center Township, Council District #18

James Farris, by Anthony Beal

Rezoning of 0.31-acre from the I-1 district to the D-8 classification to provide for four single-family dwellings.

21. 2024-CZN-846 | 1267 and 1271 South East Street

Center Township, Council District #18

Southeast Neighborhood Development, Inc., by Joshua A. Peters

Rezoning of 0.2140-acre from the D-P district to the MU-2 district to provide for a mixed-use development.

22. 2024-CZN-849 (Amended) | 1629 Deloss Street

Center Township, Council District #18

I-2

Abolaji Oladipupo

Rezoning of 0.08-acre from the I-2 district to the D-5 classification to legally establish a detached single-family dwelling.

23. 2024-REG-075 | 100 Block of West Georgia Street

Center Township, Council District #18

CBD-2 (RC)
City of Indianapolis Department of Public Works, by Chris Merritt

Regional Center Approval to provide for public infrastructure improvements within the 100 block of West Georgia Street.

PETITIONS FOR PUBLIC HEARING:

Petitions for Public Hearing

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

2024-ZON-124 | 10026 East 21st Street
Warren Township, Council District #15
Mitthoeffer Properties, by David D. Wilson

Rezoning of 0.46-acre from the C-3 district to the C-5 district, to provide for retail uses.

25. COMPANION PETITIONS RECOMMENDED FOR APPROVAL BY HEARING EXAMINER, APPEAL FILED BY REMONSTRATOR:

2024-CVR-834 (3rd Amended) / 2024-CPL-834 (Amended) | 6650 South Meridian Street
Perry Township, Council District #22
D-A
Chin United Pentecostal Church, by Katlyn Grey

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for religious uses on proposed Lot One.

Approval of a Subdivision Plat, to be known as 6650 South Meridian Street Addition, dividing 14.68 acres into two lots.

26. REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2024-ZON-115 | 6600 and 6908 Hickory Road
Franklin Township, Council District #25
Manheet Singh, by Joseph D. Calderon

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

****Automatic Continuance to March 5, 2025, filed by Registered Neighborhood Organization**

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
OF
MARION COUNTY, INDIANA
Resolution No. 2025-R-009**

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

WHEREAS, pursuant to I.C. 36-7-15.1-6, and 7(a) (2) 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 has the authority to convey property acquired for use in the redevelopment of areas needing redevelopment on the terms and conditions that the commission considers best for the City and its inhabitants; and

WHEREAS, DMD has explored various disposition options for the City-owned properties at 1301 Yandes and 1323, 1327, and 1401 Columbia Avenue (collectively, "Property") and concluded that facilitating the proposed development as described on **Exhibit A** hereto and as captured in a project agreement or multiple project agreements ("Project Agreements") as appropriate would be the current the highest and best use of the Property. Redevelopment of the Property as mixed-use, multifamily, and related greenspace and parking for such as part of a larger project in the area is anticipated within five (5) years; and

WHEREAS, to facilitate closing(s) on financing and timely development, DMD seeks authority to promptly dispose of all Property to Third Street Ventures, or one of its affiliates, including North Mass Land Holdings LLC, at the aggregate appraised value for all Property of \$230,000; and

WHEREAS, such transfers would be in conjunction with executed Project Agreements, which will be subject to modification, with DMD approval, as the details of the development plans are finalized; and

WHEREAS, DMD's acquisition and management of the Property has been managed by the Brownfield Redevelopment Program and distribution of proceeds from the sale shall be in accordance with the Brownfield Redevelopment Fund law (Revised Code of the Consolidated City and County Section 135-781);

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Metropolitan Development Commission does hereby authorize the DMD to promptly convey title the Property, in accordance with the sale price and distribution as described above, to promote the use of land in the manner that best serves the interest of the City and its inhabitants.
2. The DMD Director is hereby authorized to execute the necessary documents, with such terms and provisions as may be deemed necessary or appropriate 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: 1/29/2025

Metropolitan Development Commission

John J. Dillon III, President

Date: _____

Exhibit A



Columbia lots (3 of them) proposed project - 5 years/2029.

1. Part of the Ingram mixed use
 1. 180-200 multifamily units
 1. green space
 2. improved sidewalks, roads and street parking
 3. attached, structured parking.
 4. public art
 5. breakdown attached for then they ask for more detail.
 2. ~\$50M investment
 3. ~200 construction jobs, 2-4 onsite full-time jobs
2. Yandes lot potential end uses - 5 years/2029.
 1. *pending environmental diligence
 1. additional green space
 2. parking lot
 3. commercial building + parking (office HQ for small businesses)
 4. dog park or other amenity for the housing/district
 2. ~\$500,000 - \$2M investment
 1. jobs TBD

Real Estate Transfer
West side of Jail I site/40 S. Alabama
Capital Improvement Board

**METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA
Resolution No. 2025-R-010**

WHEREAS, The Metropolitan Development Commission (“MDC”) is established within the City of Indianapolis, Department of Metropolitan Development (“DMD,”) and, pursuant to I.C. 36-7-15.1, is authorized to engage in redevelopment activities within the Redevelopment District in Marion County, Indiana (“Redevelopment District;”) and

WHEREAS, pursuant to I.C. 36-7-15.1-6, the MDC shall promote the use of land and cooperate with other governmental entities in the assessment, clearance, remediation, replanning, and redevelopment of areas in the manner that best serves the interests of the City of Indianapolis and Marion County (“City”) and its inhabitants, both from the standpoint of human needs and economic values; and

WHEREAS, Marion County owns certain real property located in the Redevelopment District which is commonly known as the west side of Parcel #1024545 located at 40 S. Alabama (“Property), to be more particularly described as specified by a survey to be completed following completion of demolition of the existing structure on the site; and

WHEREAS, the Capital Improvement Board of Managers of Marion County (“CIB”) is a local governmental entity created pursuant to IC 36-10-9, is charged with planning for potential long-term redevelopment, and has requested the Property from the MDC; and

WHEREAS, I.C. 36-7-15.1-7(a)(3) allows the MDC to grant interests in real property acquired for redevelopment purposes to governmental agencies for public purposes on any terms that may be agreed upon; and

WHEREAS, the Mayor, as the executive of the Consolidated City of Indianapolis and Marion County has authority to sign deeds on behalf of the City IC 36-1-2-5; 36-3-1-5 and wishes to cooperate with the MDC, DMD and CIB to facilitate such transfer; and

WHEREAS, transferring this Property would further both MDC and CIB’s purposes as part of redevelopment in the City.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Metropolitan Development Commission does hereby authorize the DMD to facilitate conveyance of title of the Property to the CIB by quitclaim deed in consideration of CIB’s efforts to use the Property in furtherance of CIB’s purposes and its agreement to reconvey the property to DMD should CIB later determine it no longer needs the Property.
2. The Director is hereby authorized to execute the necessary documents, with such terms and provisions as may be deemed necessary or appropriate 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: 1/24/2025

Metropolitan Development Commission

John J. Dillon III, President
Date: _____

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

RESOLUTION NO. 2025-R-011

**A RESOLUTION OF THE METROPOLITAN DEVELOPMENT COMMISSION APPROVING
AN AMENDMENT TO THE CIRCLE CENTRE MALL LEASE**

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, the Commission has previously adopted and confirmed resolutions (as amended from time to time) authorizing the Department of Metropolitan Development (the “Department”) to enter into that certain Lease dated January 1, 1994, as evidenced by that certain Memorandum of Lease dated as of January 1, 1994 and recorded February 4, 1994 as Instrument No. 94-0020303, as heretofore amended and assigned by (i) a First Amendment to Lease dated as of September 1, 1994, (ii) a Second Amendment to Lease dated as of September 1, 1995, (iii) a Third Amendment to Lease dated as of September 1, 1995, (iv) a Fourth Amendment to Lease dated as of February 29, 1996, (v) a Fifth Amendment to Lease dated as of October 10, 1997, (vi) a Sixth Amendment to Lease dated as of March 2, 1999, (vii) a Seventh Amendment to Lease dated as of March 2, 1999, (viii) a Partial Assignment of Lease dated as of March 19, 1999, (ix) an Eighth Amendment to Lease dated as of July 23, 1999, (x) an Assignment and Assumption of Lease from Circle Centre Development Company to Circle Centre Mall, LLC dated April 1, 2003 and recorded April 9, 2003 as Instrument No. 2003-0074782 and an amendment thereto dated April 1, 2023 and recorded April 9, 2003 as Instrument No. 2003-0074783, and (xi) a Ninth Amendment to Lease dated October 1, 2020 (as heretofore amended and assigned, the “Lease”) demising to Tenant leasehold interests with respect to the development and improvements located at 49 West Washington Street, Indianapolis, Indiana, and commonly referred to as “Circle Centre Mall”, as more particularly described in the Lease (the “Development”); and

WHEREAS, Spree, LLC, an Indiana limited liability company (“Tenant”) as successor-in-interest to Circle Centre Development Company and Circle Centre Mall LLC, is a party to the Lease; and

WHEREAS, the Commission, Department, and Tenant (the “Parties”) mutually desire to undertake certain activities to revitalize and redevelop the Development, which activities are or may be inconsistent with certain terms of the Lease; and

WHEREAS, the Parties therefore desire to amend the Lease in order to allow for the planning and redevelopment of the Development, which amendment to the Lease (the “Tenth Amendment”) will suspend certain operational covenants and Tenant obligations related to operation of the Development as a shopping mall for a limited term through January 1, 2027, subject to options to extend such suspension, and make other modifications to Lease terms to achieve consistency with shared redevelopment goals.

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 amendment of the Lease with Tenant.

2. Document Authorization. The Commission authorizes the Department of Metropolitan Development, acting in consultation with legal counsel and on behalf of the Commission, to negotiate, finalize, and execute the Tenth Amendment to the Lease.

3. 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.

4. No Conflict. All ordinances, resolutions, and orders (or parts thereof) that conflict with the provisions of this Resolution hereby are repealed to the extent of such conflict.

5. 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.

6. 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 5th day of February, 2025.

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

John J. Dillon III, President

Housing Hub
Contracts/Real Estate Acquisition
Amendment

**METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA
Resolution No. 2025-R-012**

WHEREAS, the City of Indianapolis (“City”), Department of Metropolitan Development (“DMD”), by authority of and pursuant to I.C. 36-7-15.1, engages redevelopment activities within the Marion County Redevelopment District Area, Marion County, Indiana (“Project”); 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. 36-7-15.1-6, has a duty to promote the use of land in the manner that best serves the interests of the City and its inhabitants from the standpoint of human needs and broad authority to foster beneficial redevelopment; and

WHEREAS, On August 2, 2023, DMD entered into a grant agreement (“Agreement”) with RHC Shelby Street, LLC Development (“RHC”) to serve as developer of low-barrier and supportive housing project (“Project”); and

WHEREAS, in prior MDC Resolution **2025-R-003**, (“Prior Resolution:”) MDC authorized amendment the Agreement to add \$353,169.49 for acquisition of additional real property necessary for the Project (“Real Estate”); and

WHEREAS, DMD now seeks authority to increase that amount by **\$5613.43** to cover additional allowable costs associated with the Project and to amend the Agreement to reflect the updated total of **\$359,169.49**. related to the necessary additional real property. These additional costs will be paid from local funds approved by the City County Council in November of 2024, and will bring the new overall total of the Agreement from \$2,500,000.00 to **\$2,859,169.49**.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. DMD is hereby authorized by the MDC to amend the Agreement to pay up to **\$359,169.49** total, including all prior authorized amounts, to cover allowable costs associated with acquisition of the Real Estate as described above for a new total **\$2,859,169.49 for the Agreement** to be paid from all sources of funding available for such costs.
2. The Director is hereby authorized to execute the necessary documents, with such terms and provisions as may be deemed necessary or appropriate to best accomplish the objectives set forth herein and all actions heretofore taken by any such official toward the completion thereof and hereby ratified, confirmed, and approved.

Approved as to Adequacy & Legal Form

Sheila Kinney

Sheila Kinney, Asst. Corp Counsel
Date: 1/29/2025

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-003

REAL PROPERTY TAX ABATEMENT

Dallara USA Holdings, Inc.
1201 Main Street

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

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

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

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

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

WHEREAS, during a hearing at 1:00p.m. on Wednesday, February 5, 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 established Assertion 1 and some evidence was provided which tended to establish Assertions 2, 3, 4, 5, and 6 stated on the attachment to this Resolution.

NOW, THEREFORE, BE IT RESOLVED:

1. The Subject Real Estate is preliminarily designated as an Economic Revitalization Area for an abatement period of six (6) years with a proposed abatement schedule as shown on the attachment to this Preliminary Resolution. Final designation as an Economic Revitalization Area does not occur unless a resolution confirming this Preliminary Resolution is adopted in accordance with the governing statute.

2. Designation as an Economic Revitalization Area allows abatement of property taxes, for the period indicated, only relative to the Project and **the effectiveness of the designation can be terminated by action of the Commission if:**
 - A. Construction on the Subject Real Estate is not in substantial conformance with the Project description contained in a final resolution as supplemented by information in the application, site plans, and elevations; or
 - B. Construction of the Project is not initiated within one (1) year of the date a final resolution designating the Subject Real Estate as an Economic Revitalization Area is adopted.
3. In the event the investment period, as identified on the Statement of Benefits form, covers more than one assessment cycle, it is the intention of the Commission that Marion County Auditor shall treat each year of partial assessment as the first year of the abatement deduction schedule outlined in this abatement resolution. Each new increment of assessment that occurs during the approved investment period will trigger its own deduction schedule, ensuring that the Applicant is eligible to receive the full, intended abatement savings associated with its forecasted investment, provided that the Applicant timely files with Marion County a separate deduction application (State Forms CF-1 and 322/RE) for each new increment of assessment for which it seeks an abatement deduction.
4. The Economic Revitalization Area designation terminates two (2) years after the date a final resolution is adopted; however, relative to redevelopment or rehabilitation completed before the end of the two (2) year period, this termination does not limit the period of time the Applicant or successor owner is entitled to receive an abatement of property taxes to a period of not less than six (6) years.
5. This Economic Revitalization Area designation is limited to allowing the abatement of property taxes attributable to redevelopment or rehabilitation activities: **This designation does not allow abatement of property taxes for new manufacturing equipment pursuant to I.C. 6-1.1-12.1-4.5.** Pursuant to IC 6-1.1-12.1-2 (i), the Commission hereby limits the dollar amount of the deduction that will be allowed, with respect to redevelopment in the ERA, to those respective tax savings attributable to the development of a building of up to approximately 32,000 square feet in total area.
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. Wednesday, February 19, 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, fix the length of the abatement period of six (6) years, and establish an abatement schedule.
8. A copy of this Resolution shall be filed with the Marion County Assessor.

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillon III, President

Date

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

Sheila Kinney 1/23/2025
Sheila Kinney,
Assistant Corporation Counsel

ATTACHMENT TO

METROPOLITAN DEVELOPMENT COMMISSION RESOLUTION

REAL PROPERTY TAX ABATEMENT

FACTUAL INFORMATION

Applicant: Dallara USA Holdings, Inc.

Subject Real Estate: 1201 Main Street

Wayne Township Parcel Numbers: 9025164, 9025165, and 9058715

PROJECT DESCRIPTION

Dallara USA Holdings, Inc. has announced plans to invest over \$15 million exclusively in its Speedway Indiana location to expand its current Headquarters. This significant investment is expected to impact the Motorsports, Automotive, and Aerospace & Defense (AS&D) industries within the state. The company will focus on developing specialized engineering services and manufacturing parts for NASCAR, INDYCAR, INDY NXT, and IMSA series, as well as serving major OEMs in the AS&D sectors. The project aims to bring advanced composite carbon fiber manufacturing technologies, increase machining and post-processing capacity, and improve workforce efficiency. A key goal of the initiative is to attract more manufacturing and high-level engineering services from out-of-state and international markets to the Indiana facility. The current and proposed facilities are located within a redevelopment area TIF district established by the Town of Speedway.

The investment includes \$5 million on real property for the expansion of Dallara's existing facility in Speedway and \$11.7 million in personal property, state-of-the-art equipment. This growth will also support a partnership with Purdue Motorsports, which will move into Dallara's building on Main Street.

FACTUAL ASSERTIONS

1. The Subject Real Estate:
 - A. Is in a planned area which has a tax abatement policy as a part of its plan, or
 - B. is in a planned area which has a tax abatement policy as part of its plan, but such plan does not contain a recommendation for Economic Revitalization Area designation and the recommended length of abatement, or
 - C. is not located in a planned area with a tax abatement policy.
2. The Subject Real Estate and the surrounding area are undesirable for normal development.

3. The project is allowed by zoning restrictions applicable to the subject real estate, or the necessary variance, rezoning or approval petitions are on file at the time of this application, and have final approval prior to a final hearing on this resolution.
- A. Current zoning allows project.
 - B. Appropriate petition is on file.
 - C. Final approval for variance, rezoning or approval petition has been granted.
4. A. The application for Economic Revitalization Area designation was filed before a building permit was obtained or construction work was initiated on the property, or
- B. substantial evidence has been provided supporting that work was started under the following appropriate exception:
5. A. The subject real estate is governed by Metropolitan Development Commission Resolution No. 01-A-041, 2001 Real Property Tax Abatement Policy for Commercial Projects, which allows up to ten years of abatement for qualifying development, or
- B. The project is eligible to receive ten (10) years tax abatement due to the following recognized exceptional circumstances which justify the longer deduction period:
6. The Subject Real Estate is:
- A. Located outside of a previously established allocation area as defined in I.C. 36-7-15.1-26, or
 - B. Located in an allocation area, but has been determined by the Commission to be acceptable for real property tax abatement.

PROPOSED ABATEMENT SCHEDULE
Dallara USA Holdings, Inc.

REAL PROPERTY TAX ABATEMENT

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

STAFF ANALYSIS
REAL PROPERTY TAX ABATEMENT

Area Surrounding Subject Real Estate: The site is located in Wayne Township in the town of Speedway, 1/3 of a mile SW of the Indianapolis Motor Speedway and 5 miles from downtown Indianapolis.

Current Zoning:..... SZ1 and SZ2

New Jobs Created: 55

Jobs Retained: 64

Estimated Cost of proposed project: \$5,000,000.00

STAFF ANALYSIS

Dallara USA Holdings, Inc. has announced plans to invest over \$15 million exclusively in its Speedway Indiana location to expand its current Headquarters. This significant investment is expected to impact the Motorsports, Automotive, and Aerospace & Defense (AS&D) industries within the state. The company will focus on developing specialized engineering services and manufacturing parts for NASCAR, INDYCAR, INDY NXT, and IMSA series, as well as serving major OEMs in the AS&D sectors. The project aims to bring advanced composite carbon fiber manufacturing technologies, increase machining and post-processing capacity, and improve workforce efficiency. A key goal of the initiative is to attract more manufacturing and high-level engineering services from out-of-state and international markets to the Indiana facility. The current and proposed facilities are located within a redevelopment area TIF district established by the Town of Speedway.

The investment includes \$5 million on real property for the expansion of Dallara’s existing facility in Speedway and \$11.7 million in personal property, state-of-the-art equipment. This growth will also support a partnership with Purdue Motorsports, which will move into Dallara’s building on Main Street. In addition to these advancements, Dallara USA has established a new company, Dallara AK E-Sports, in 2024. This venture will strengthen connections with academic institutions and the global software and electronics industries, further broadening the company’s reach and capabilities.

The project will retain sixty-four (64) current jobs with an average wage of \$34.44/hr. and create fifty-five (55) new positions with an average wage of \$41.55/hr. by December 31, 2028. These figures exclude benefits, and only positions earning more than \$18 per hour are included. Dallara’s investment underscores its commitment to advancing technology and fostering economic growth in Indiana. Dallara is committed to investing 5% of its tax savings toward workforce support programs.

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

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

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

TOTALITY OF BENEFITS

PETITIONER: **Dallara USA Holdings, Inc.**

INVESTMENT: Staff estimates that the proposed investment of \$5,000,000.00 should result in an increase to the tax base of approximately \$3,750,000.00 of assessed value. Staff estimates that over the initial six (6) year real property tax abatement period the petitioner will realize savings of approximately \$132,000.00 (an 23% savings). During the abatement period, the petitioner is expected to pay an estimated \$442,656.00 in real property taxes relative to the new investment. After the tax abatement expires, the petitioner can be expected to pay an estimated \$95,776.00 in real property taxes annually on the new improvements, in addition to the annual taxes attributable to the current value of the land, based on tax value assessed in 2024.

EMPLOYMENT: The petitioner estimates this project will retain sixty-four (64) jobs at an average wage of \$34.44/hr. and create a minimum of Fifty-five (55) new positions at an average wage of not less than \$41.55/hr. by December 31, 2028. Staff believes this project is significant for Wayne 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.

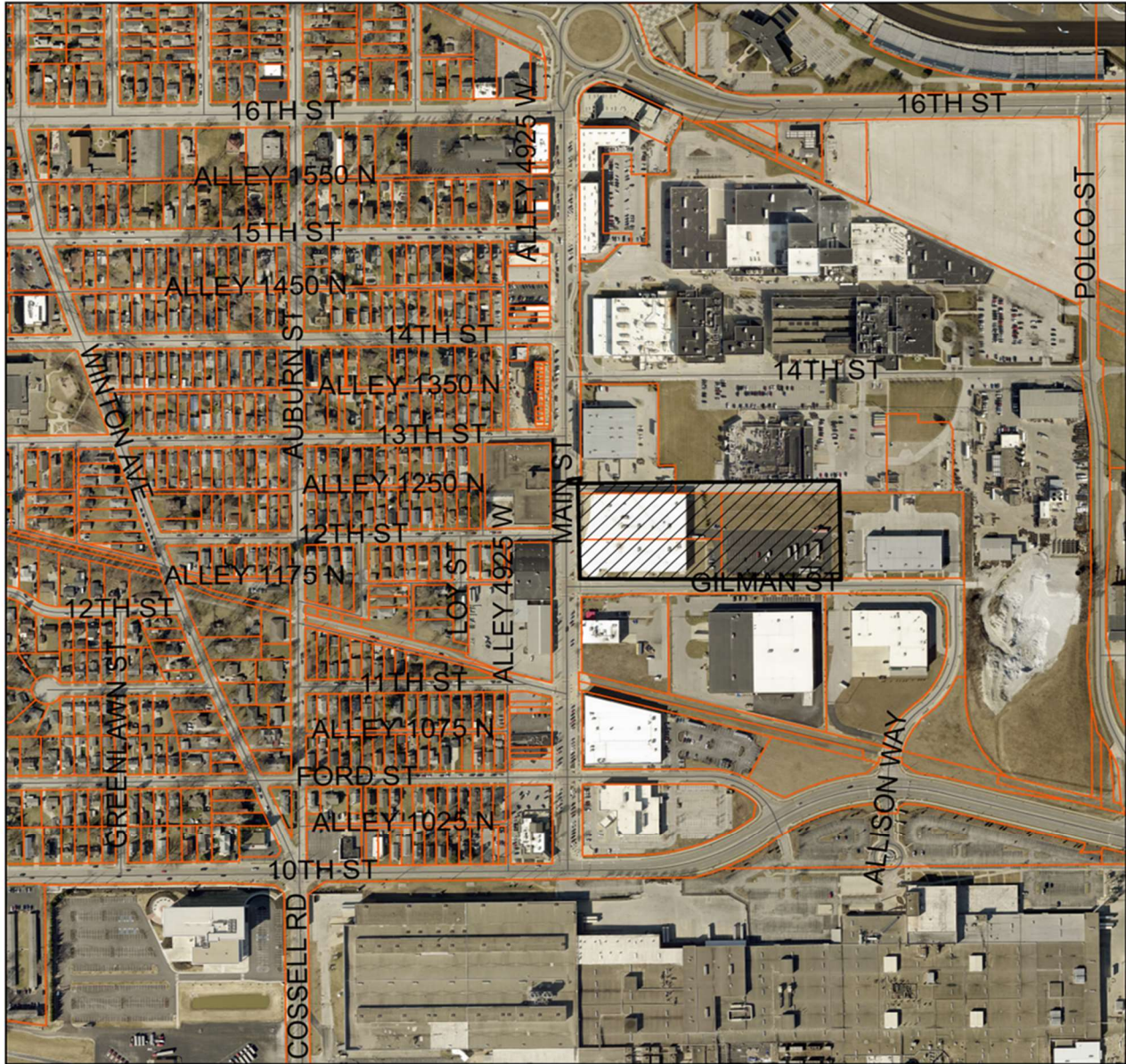
OTHER BENEFITS:

STAFF COMMENT:

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

Site Plan

Dallara USA Holdings, Inc.
1201 Main Street (Speedway)



Legend

- Parcels (represented by an orange outline)
- Project Site (represented by a diagonal hatched pattern)

0 280 560 1,120 Feet

Produced by: DMD - BATTLE 01/2025

A north arrow pointing upwards with the letter 'N' inside a triangle. Below it is a scale bar with markings at 0, 280, 560, and 1,120 feet.

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

PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION

Resolution No. 2025-A-004

PERSONAL PROPERTY TAX ABATEMENT

Dallara USA Holdings, Inc.
1201 Main 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, February 5, 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 six (6) 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, 2030. 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 February 19, 2025, to December 31, 2030.** However, termination of this designation does not limit the time the Applicant or successor owner is entitled to receive a partial abatement of property taxes, relative to Specified New Equipment installed on the subject real estate before termination of such designation, to a period of less than six (6) years. 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 \$12,000,000.00.
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, February 19, 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 six (6) 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 day
of January 2025

Sheila Kinney 1/23/2025

Sheila Kinney,
Assistant Corporation Counsel

ATTACHMENT TO

METROPOLITAN DEVELOPMENT COMMISSION RESOLUTION

PERSONAL PROPERTY TAX ABATEMENT

FACTUAL INFORMATION

Applicant: Dallara USA Holdings, Inc.

Subject Real Estate: 1201 Main Street, Street

Wayne Township Parcel Number: 9025164, 9025165, and 9058715

PROJECT DESCRIPTION

Dallara USA Holdings, Inc. has announced plans to invest over \$15 million exclusively in its Speedway Indiana location to expand its current Headquarters. This significant investment is expected to impact the Motorsports, Automotive, and Aerospace & Defense (AS&D) industries within the state. The company will focus on developing specialized engineering services and manufacturing parts for NASCAR, INDYCAR, INDY NXT, and IMSA series, as well as serving major OEMs in the AS&D sectors. The project aims to bring advanced composite carbon fiber manufacturing technologies, increase machining and post-processing capacity, and improve workforce efficiency. A key goal of the initiative is to attract more manufacturing and high-level engineering services from out-of-state and international markets to the Indiana facility. The current and proposed facilities are located within a redevelopment area TIF district established by the Town of Speedway.

The investment includes \$5 million on real property for the expansion of Dallara's existing facility in Speedway and \$11.7 million in personal property, state-of-the-art equipment. This growth will also support a partnership with Purdue Motorsports, which will move into Dallara's building on Main Street.

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
Dallara USA Holding, Inc.

PERSONAL PROPERTY TAX ABATEMENT

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

STAFF COMMENT
PERSONAL PROPERTY TAX ABATEMENT

Street Address: 1201 Main Street

New Jobs Created..... 55

Jobs Retained: 64

Estimated Cost of Equipment: \$ \$11,750,000.00

STAFF ANALYSIS

Dallara USA Holdings, Inc. has announced plans to invest over \$15 million exclusively in its Speedway Indiana location to expand its current Headquarters. This significant investment is expected to impact the Motorsports, Automotive, and Aerospace & Defense (AS&D) industries within the state. The company will focus on developing specialized engineering services and manufacturing parts for NASCAR, INDYCAR, INDY NXT, and IMSA series, as well as serving major OEMs in the AS&D sectors. The project aims to bring advanced composite carbon fiber manufacturing technologies, increase machining and post-processing capacity, and improve workforce efficiency. A key goal of the initiative is to attract more manufacturing and high-level engineering services from out-of-state and international markets to the Indiana facility. The current and proposed facilities are located within a redevelopment area TIF district established by the Town of Speedway.

The investment includes \$5 million on real property for the expansion of Dallara’s existing facility in Speedway and \$11.7 million in personal property, state-of-the-art equipment. This growth will also support a partnership with Purdue Motorsports, which will move into Dallara’s building on Main Street.

In addition to these advancements, Dallara USA has established a new company, Dallara AK E-Sports, in 2024. This venture will strengthen connections with academic institutions and the global software and electronics industries, further broadening the company's reach and capabilities.

The project will retain sixty-four (64) current jobs with an average wage of \$34.44/hr. and create fifty-five (55) new positions with an average wage of \$41.55/hr. by December 31, 2028. These figures exclude benefits, and only positions earning more than \$18 per hour are included. Dallara’s investment underscores its commitment to advancing technology and fostering economic growth in Indiana. Dallara is committed to investing 5% of its tax savings toward workforce support programs.

The proposed use and the planned real estate investments will result in net benefits for the area and the County. The petitioner will be donating five percent of its estimated abatement savings to support workforce development projects through Employ Indy.

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

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

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

TOTALITY OF BENEFITS**PETITIONER:**

Dallara USA Holdings, Inc.

INVESTMENT:

Staff estimates that the proposed investment of \$11,750,000.00 should result in an increase to the tax base of approximately \$4,700,000.00 of assessed value in the first year of operation. Staff estimates that over the six (6) year personal property tax abatement period the petitioner will realize savings of approximately \$166,286.00 (a 56.7% savings). During the abatement period, the petitioner is expected to pay an estimated \$126,990.00 in personal property taxes related to the new equipment. After the tax abatement expires, the petitioner can be expected to pay an estimated \$93,526.00 in personal property taxes annually related to the new equipment.

EMPLOYMENT:

The petitioner estimates that this project will retain sixty-four (64) jobs at an average wage of \$34.44/hr. and create a minimum of fifty-five (55) new positions at an average wage of not less than \$41.55/hr. by December 31, 2028. The average wage excludes benefits and only jobs above \$18/hr. are included in these numbers. Staff finds these figures to be reasonable for a project of this nature.

OTHER BENEFITS:

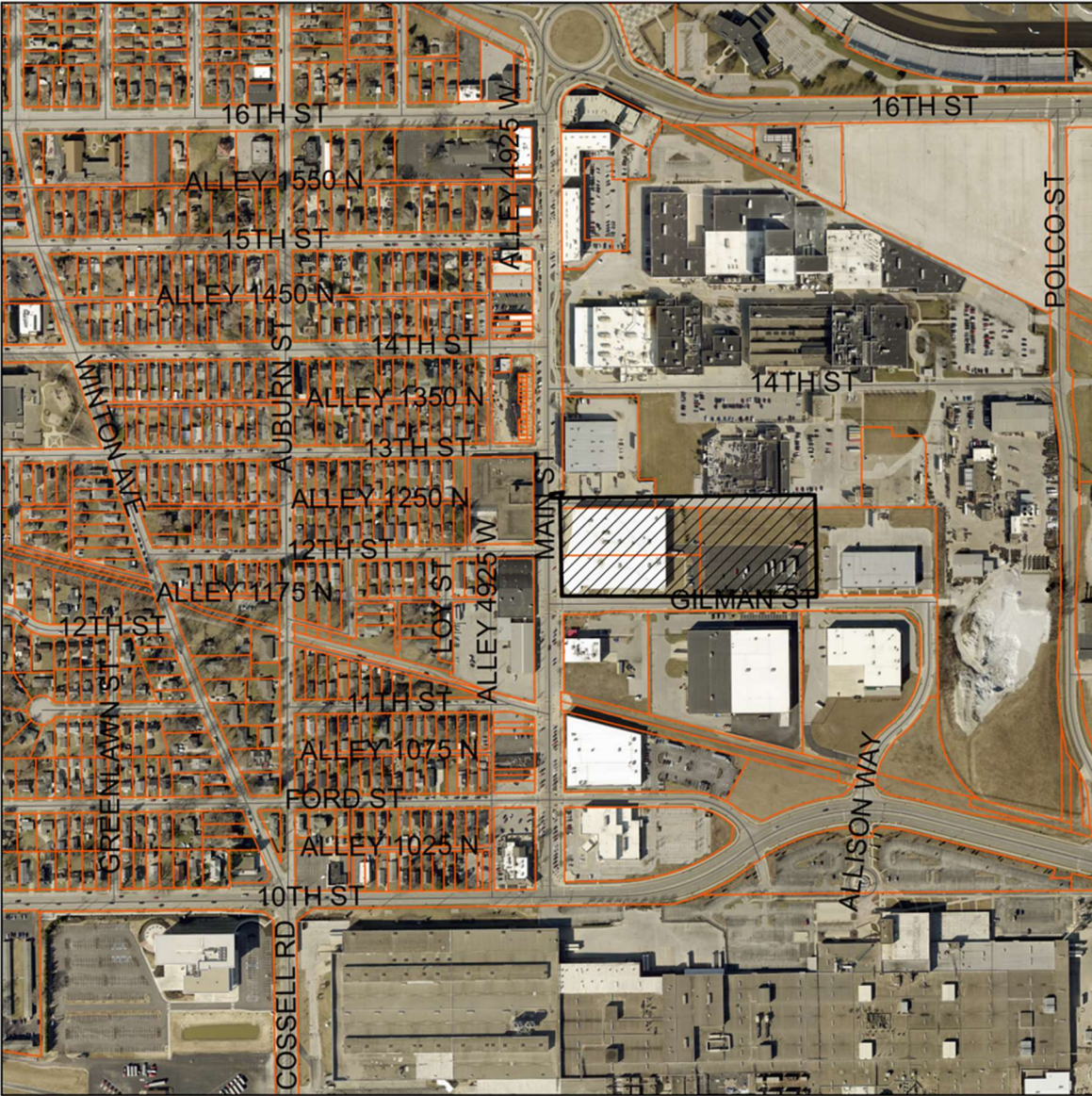
Staff believes this project is significant for Wayne Township in terms of new taxes and potential job creation and retention. Furthermore, staff believes the petitioner's project will lead to continued future investment in Marion County.

STAFF COMMENT:

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

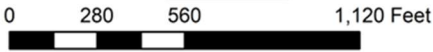
Site Plan

Dallara USA Holdings, Inc.
1201 Main Street (Speedway)



Legend

-  Parcels
-  Project Site



Produced by: DMD - BATTLE 01/2025

METROPOLITAN DEVELOPMENT COMMISSION OF

MARION COUNTY, INDIANA

PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION

Resolution No. 2025-A-005

REAL PROPERTY TAX ABATEMENT

Hydro Vac Services, LLC d/b/a GoundBreakers
5514, 5532, and 5550 Victory Drive

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

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

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

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

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

WHEREAS, during a hearing at 1:00 p.m. on Wednesday, February 5, 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 established Assertion 1 and some evidence was provided which tended to establish Assertions 2, 3, 4, 5, and 6 stated on the attachment to this Resolution.

NOW, THEREFORE, BE IT RESOLVED:

1. The Subject Real Estate is preliminarily designated as an Economic Revitalization Area for an abatement period of five (5) years with a proposed abatement schedule as shown on the attachment to this Preliminary Resolution. Final designation as an Economic Revitalization Area does not occur unless a resolution confirming this Preliminary Resolution is adopted in accordance with the governing statute.

2. Designation as an Economic Revitalization Area allows abatement of property taxes, for the period indicated, only relative to the Project and **the effectiveness of the designation can be terminated by action of the Commission if:**
 - A. Construction on the Subject Real Estate is not in substantial conformance with the Project description contained in a final resolution as supplemented by information in the application, site plans, and elevations; or
 - B. Construction of the Project is not initiated within one (1) year of the date a final resolution designating the Subject Real Estate as an Economic Revitalization Area is adopted.
3. In the event the investment period, as identified on the Statement of Benefits form, covers more than one assessment cycle, it is the intention of the Commission that Marion County Auditor shall treat each year of partial assessment as the first year of the abatement deduction schedule outlined in this abatement resolution. Each new increment of assessment that occurs during the approved investment period will trigger its own deduction schedule, ensuring that the Applicant is eligible to receive the full, intended abatement savings associated with its forecasted investment, provided that the Applicant timely files with Marion County a separate deduction application (State Forms CF-1 and 322/RE) for each new increment of assessment for which it seeks an abatement deduction.
4. The Economic Revitalization Area designation terminates two (2) years after the date a final resolution is adopted; however, relative to redevelopment or rehabilitation completed before the end of the two (2) year period, this termination does not limit the period of time the Applicant or successor owner is entitled to receive an abatement of property taxes to a period of not less than six (6) years.
5. This Economic Revitalization Area designation is limited to allowing the abatement of property taxes attributable to redevelopment or rehabilitation activities: **This designation does not allow abatement of property taxes for new manufacturing equipment pursuant to I.C. 6-1.1-12.1-4.5.** Pursuant to IC 6-1.1-12.1-2 (i), the Commission hereby limits the dollar amount of the deduction that will be allowed, with respect to redevelopment in the ERA, to those respective tax savings attributable to the development of a building of up to approximately 32,000 square feet in total area.
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, February 19, 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, fix the length of the abatement period of five (5) years and establish an abatement schedule.
8. A copy of this Resolution shall be filed with the Marion County Assessor.

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillon III, President

Date

Approved as to Legal Form
and Adequacy this day
of January 2025

Sheila Kinney 1/23/2025

Sheila Kinney,
Assistant Corporation Counsel

ATTACHMENT TO

METROPOLITAN DEVELOPMENT COMMISSION RESOLUTION

REAL PROPERTY TAX ABATEMENT

FACTUAL INFORMATION

Applicant: Hydro Vac Services, LLC d/b/a GoundBreakers

Subject Real Estate: 5514, 5533, and 5550 Victory Drive

Center Township Parcel Numbers: 3002965, 3003335, and 3003809

PROJECT DESCRIPTION

GroundBreakers, a subsidiary of Hydro Vac Services Inc., founded in 2011, is a veteran and woman-owned utility management services company headquartered in Indianapolis, Indiana, with operations in Ohio, Kentucky, and Illinois. The company specializes in hydro-excavation, jetting, CCTV inspection, and private locating services, catering to construction, utilities, municipalities, and telecommunications industries. Recognized for its rapid growth, GroundBreakers has been named a Fast25 company by the Indiana Business Journal for two consecutive years. To meet increasing customer demand, the company is investing \$5,922,673.00 in real property and plans to build a 28,500-square-foot headquarters facility by the end of 2025, which will house offices, truck storage, maintenance, and training spaces.

Groundbreakers collaborates with Local 120 Laborer's Union and Local 103 Operators Engineering Union and is committed to supporting local employment and union partnerships in Marion County. The company will retain 63 union jobs at a rate of \$42.75/hr., and create 60 new union jobs at \$42.75/hr. Additionally, GroundBreakers will donate 5% of its tax savings in partnering with EmployIndy, the Indiana Construction Roundtable Foundation, and Indiana Constructors Inc. to support workforce pathways into union careers.

FACTUAL ASSERTIONS

1. The Subject Real Estate:
 - A. Is in a planned area which has a tax abatement policy as a part of its plan, or
 - B. is in a planned area which has a tax abatement policy as part of its plan, but such plan does not contain a recommendation for Economic Revitalization Area designation and the recommended length of abatement, or
 - C. is not located in a planned area with a tax abatement policy.
2. The Subject Real Estate and the surrounding area are undesirable for normal development.

3. The project is allowed by zoning restrictions applicable to the subject real estate, or the necessary variance, rezoning or approval petitions are on file at the time of this application, and have final approval prior to a final hearing on this resolution.
- A. Current zoning allows project.
- B. Appropriate petition is on file.
- C. Final approval for variance, rezoning or approval petition has been granted.
4. A. The application for Economic Revitalization Area designation was filed before a building permit was obtained or construction work was initiated on the property, or
- B. substantial evidence has been provided supporting that work was started under the following appropriate exception:
5. A. The subject real estate is governed by Metropolitan Development Commission Resolution No. 01-A-041, 2001 Real Property Tax Abatement Policy for Commercial Projects, which allows up to ten years of abatement for qualifying development, or
- B. The project is eligible to receive ten (10) years tax abatement due to the following recognized exceptional circumstances which justify the longer deduction period:
6. The Subject Real Estate is:
- A. Located outside of a previously established allocation area as defined in I.C. 36-7-15.1-26, or
- B. Located in an allocation area, but has been determined by the Commission to be acceptable for real property tax abatement.

PROPOSED ABATEMENT SCHEDULE
Hydro Vac Services, LLC d/b/a GoundBreakers
REAL PROPERTY TAX ABATEMENT

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

STAFF ANALYSIS
REAL PROPERTY TAX ABATEMENT

Area Surrounding Subject Real Estate: The site is located in Franklin Township just south of I-465, north of East Thompson Rd., east of South Emerson Ave., and west of South Arlington Ave.

Current Zoning:C-S

New Jobs Created: 60

Jobs Retained:63

Estimated Cost of proposed project: \$5,922,673.00

STAFF ANALYSIS

GroundBreakers a subsidiary of Hydro Vac Services Inc., founded in 2011, is a veteran and woman-owned utility management services company headquartered in Indianapolis, Indiana, with operations in Ohio, Kentucky, and Illinois. The company specializes in hydro-excavation, jetting, CCTV inspection, and private locating services, catering to construction, utilities, municipalities, and telecommunications industries. Recognized for its rapid growth, GroundBreakers has been named a Fast25 company by the Indiana Business Journal for two consecutive years. To meet increasing customer demand, the company is investing \$5,922,673.00 in real property and plans to build a 28,500-square-foot headquarters facility by the end of 2025, which will house offices, truck storage, maintenance, and training spaces.

With over a decade of expertise, GroundBreakers’ is known for its precise and non-destructive hydro-excavation services. Its primary focus is on safely and effectively excavating soil around buried utilities and underground structures, ensuring high-quality results for clients. The company employs state-of-the-art equipment and highly trained operators to deliver reliable solutions. This dedication enables GroundBreakers to handle numerous projects annually across various sectors, emphasizing cleanliness, security, and accuracy in all operations.

Groundbreakers collaborates with Local 120 Laborer's Union and Local 103 Operators Engineering Union and is committed to supporting local employment and union partnerships in Marion County. The company will retain 63 union jobs at a rate of \$42.75/hr., County residents, and create 60 new union jobs at \$42.75/hr. Additionally, GroundBreakers will donate 5% of its tax savings in partnering with EmployIndy, the Indiana Construction Roundtable Foundation, and Indiana Constructors Inc. to support workforce pathways into union careers.

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

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

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

TOTALITY OF BENEFITS

PETITIONER: Hydro Vac Services, LLC d/b/a GoundBreakers

INVESTMENT: Staff estimates that the proposed investment of \$5,922,673.00 should result in an increase to the tax base of approximately \$4,442,004.75 of assessed value. Staff estimates that over the initial five (5) year real property tax abatement period the petitioner will realize savings of approximately \$328,752.77 (a 57.3% savings). During the abatement period, the petitioner is expected to pay an estimated \$244,603.28 in real property taxes relative to the new investment. After the tax abatement expires, the petitioner can be expected to pay an estimated \$114,671.21 in real property taxes annually on the new improvements, in addition to the annual taxes attributable to the current value of the land.

EMPLOYMENT: The petitioner estimates that this project will retain sixty-three 63 jobs at an average wage of \$42.75/hr. and create a minimum of sixty (60) new positions at an average wage of not less than \$42.75/hr. Staff finds these figures to be reasonable for a project of this nature.

OTHER BENEFITS: Staff believes this project is significant for Franklin 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.

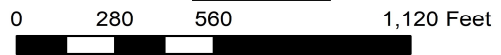
STAFF COMMENT: Staff believes the "Totality of Benefits" arising from the project are sufficient to justify the granting of the tax abatement.

Hydro-Vac Services d/b/a GroundBreakers 5514, 5532, and 5550 Victory Drive



Legend

-  Parcels
-  Project Site



Produced by: DMD - BATTLE 12/2024

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

NO. 2025-E-004

**A RESOLUTION OF THE METROPOLITAN DEVELOPMENT
COMMISSION AUTHORIZING A FORGIVABLE LOAN FROM TAX
INCREMENT REVENUE IN THE CONSOLIDATED ALLOCATION AREA
TO SUPPORT THE BOXCAR DEVELOPMENT/CSX REDEVELOPMENT
PROJECT**

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, the Commission has previously adopted and confirmed resolutions (as amended from time to time) which declared an area of the City, known as the "Consolidated/Harding Street Redevelopment Area," to be a redevelopment project area within the meaning of the Act, and designated a portion of the Consolidated Redevelopment Area, known as the "Consolidated Allocation Area," as an allocation area for the purposes of Section 26 of the Act (the "Consolidated Allocation Area"), all in accordance with the Act;

WHEREAS, the Commission has broad authority to plan and undertake projects to redevelop areas in need of redevelopment including by entering obligations to fund improvements to real property-pursuant to the Act, IC 36-7-15.1-7(a)(12) and (b)(1)-(2);

WHEREAS, the Commission is authorized to enter obligations under the Act, IC 36-7- 15.1-26(b)(3)(A), for the purpose of financing redevelopment of an allocation area;

WHEREAS, Boxcar Development, LLC, or a subsidiary or affiliate thereof ("Developer") desires to finance the demolition of the existing CSX building and the construction of a new mixed use development including (i) a 13 story boutique hotel with approximately 170 keys (236,300 square feet), (ii) a live music venue with a 4,000 person capacity (83,300 square feet/back of house 10,100 square feet), (iii) retail space (18,700 square feet), (iv) a parking garage with approximately 253 spaces (104,900 square feet) and (v) a pedestrian bridge connecting the hotel to Gainbridge Fieldhouse (collectively, the "Project"), which Project includes additions or improvements within, serving, or benefitting the Consolidated Allocation Area; and

WHEREAS, the Commission is willing to obligate solely from the Consolidated Allocation Area an amount not to exceed \$25,000,000 (the "CSX Loan Principal") in duly authorized and available funds over a three (3) year period to the Developer (the "CSX Loan"), which loan proceeds may then be used to provide funding for the improvement of real property in order to facilitate redevelopment of an area in need of redevelopment within, serving, or benefitting the Consolidated Allocation Area; and

WHEREAS, the CSX Loan will be issued pursuant to a loan agreement providing for: 1) draws of the CSX Loan Principal over a three (3) year loan period, subject to not to exceed amounts in each year thereof, to fund or reimburse certain eligible Project costs actually incurred; 2) forgiveness of up to the amount of the CSX Loan Principal actually drawn upon the fulfillment of certain conditions over a period of years following completion of the Project; 3) repayment of the CSX Loan Principal to the Commission in the event such conditions are not met; and 4) shared appreciation between the Commission and Developer in the event that the Project is sold or refinanced.

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

1. Approval. Pursuant to and in accordance with the Act, the Commission hereby: (a) approves the issuance of the CSX Loan in accordance with a loan agreement; (b) approves utilization of the CSX Loan Principal to fund improvement of real property in order to facilitate redevelopment within, serving, or benefitting the Consolidated Allocation Area; and (c) approves the forgiveness of the CSX Loan upon completion of the Project and fulfillment of all conditions in the loan agreement.

2. Document Authorization. The Commission authorizes the Department of Metropolitan Development, acting in consultation with legal counsel and on behalf of the Commission, to negotiate, finalize, and execute a loan agreement with the Developer concerning the CSX Loan and the repayment or forgiveness thereof.

3. 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.

4. No Conflict. All ordinances, resolutions, and orders (or parts thereof) that conflict with the provisions of this Resolution hereby are repealed to the extent of such conflict.

5. 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.

6. 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 5th day of February, 2025.

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

John J. Dillon III, President



Department of Metropolitan Development
Division of Planning
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION

February 5, 2025

Case Number:	2024-ZON-124
Property Address:	10026 East 21 st Street
Location:	Warren Township, Council District #15
Petitioner:	Mitthoeffer Properties, by David D. Wilson
Current Zoning:	D-4 and C-3
Request:	Rezoning on 0.46 acre from the D-4 and C-3 districts to the C-5 district to provide for retail uses.
Current Land Use:	Vacant property
Staff Recommendations:	Denial.
Staff Reviewer:	Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner acknowledged the timely automatic continuance filed by a registered neighborhood organization that continued this petition from the November 14, 2024 hearing, to the December 12, 2024 hearing.

This petition was heard by the Hearing Examiner on December 12, 2024. After a full hearing, the Hearing Examiner recommended denial of the rezoning. Subsequently, the petitioner filed an appeal of the Hearing Examiner's decision. A memorandum of her recommendation is attached.

The Metropolitan Development Commission continued this petition from the January 2, 2025 hearing, to the January 15, 2025 hearing, at the request of the petitioner. No new information has been submitted to the file. Staff continues to recommend denial.

This petition was heard on January 15, 2025, that resulted was an indecisive vote by the Metropolitan Development Commission. Consequently, the petition was continued to the February 5, 2025 hearing.

STAFF RECOMMENDATION

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

1. A 59.5-foot half right-of-way shall be dedicated along the frontage of East 21st Street, as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP).



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2. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptables provided for the proper disposal of trash and other waste.

PETITION OVERVIEW

This 0.46-acre site, zoned D-4 and C-3, is developed with a vacant commercial office and associated parking. It is surrounded by a parking lot to the north, zoned C-3; a single-family dwelling to the east, zoned D-4; commercial uses to the west, zoned C-3; and a single-family to the south, across East 21st Street, zoned D-4.

REZONING

The request would rezone the site to the C-5 (General Commercial) District. “The C-5 District is designed to provide areas for those retail sales and service functions whose operations are typically characterized by automobiles, outdoor display, or sales of merchandise; by major repair of motor vehicles; by outdoor commercial amusement and recreational activities; or by activities or operations conducted in buildings or structures not completely enclosed. The types of uses found in this district tend to be outdoor functions, brightly lit, noisy, etc. Therefore, to provide a location where such uses can operate in harmony with the vicinity, the C-5 district should be located on select heavy commercial thoroughfares and **should avoid locating adjacent to protected districts.**”

The Comprehensive Plan recommends office commercial typology for the site. This typology serves as an appropriate buffer from the more intense commercial uses to the west and north. The previous office use was consistent with the Plan recommendation. However, the existing parking lot encroaches approximately 26 feet into the right-of-way of East 21st Street, leaving no space for the required landscaping along the street frontage.

The request referenced display of used cars, which would be vehicle-related operations that would require the C-5 district, which would not be consistent with the Plan recommendation of office commercial. The C-5 district would allow for encroachment of intense and inappropriate commercial uses into the residential neighborhood that would be detrimental and negatively impact the adjacent land uses.

Staff would note that the C-5 district would allow for 60 primary uses and 22 accessory uses, many of which would not be appropriate or acceptable for the surrounding residential neighborhood. See Exhibit A.

Removing the pavement and parking out of the right-of-way along with the requested dedication of right-of-way (below) would leave little room for display of used vehicles. Staff believes this is further evidence that a C-5 district would not be supportable or appropriate for this site.



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Department of Public Works

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

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.

GENERAL INFORMATION

Existing Zoning	C-3 / D-4
Existing Land Use	Commercial office (vacant)
Comprehensive Plan	Office Commercial

Surrounding Context	Zoning	Land Use
North:	C-3	Commercial uses
South:	D-4	Single-family dwelling
East:	D-4	Single-family dwelling
West:	C-3	Commercial uses
Thoroughfare Plan		
East 21 st Street	Primary arterial	Existing 90-foot right-of-way and proposed 119-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
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	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Office Commercial typology. The Office Commercial typology provides for single and multi-tenant office buildings. It is often a buffer between higher intensity land uses and lower intensity land uses. Office commercial development can range from a small freestanding office to a major employment center. This typology is intended to facilitate establishments such as medical and dental facilities, education services, insurance, real estate, financial institutions, design firms, legal services, and hair and body care salons.

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.



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

- *Conditions for All Land Use Types – Office Commercial Typology*
 - All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
 - All development should include sidewalks along the street frontage.
 - Master planned developments more than two acres should include pedestrian amenities for passive and active recreation internal to the development.
- Small-Scale Offices, Retailing, and Personal or Professional Services (*defined as commercial uses with minimal outdoor operations, storage, or display on lots of less than 1.5 acres and a height of less than 35 feet.*)
 - Appropriate as a primary use only in major employment centers.
 - Outdoor display of merchandise should be limited.
 - **If adjacent to residential uses or a Living Typology, outdoor display of merchandise is not recommended.**
 - Should be located along an arterial or collector street.
 - If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.

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.



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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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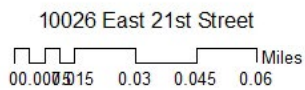
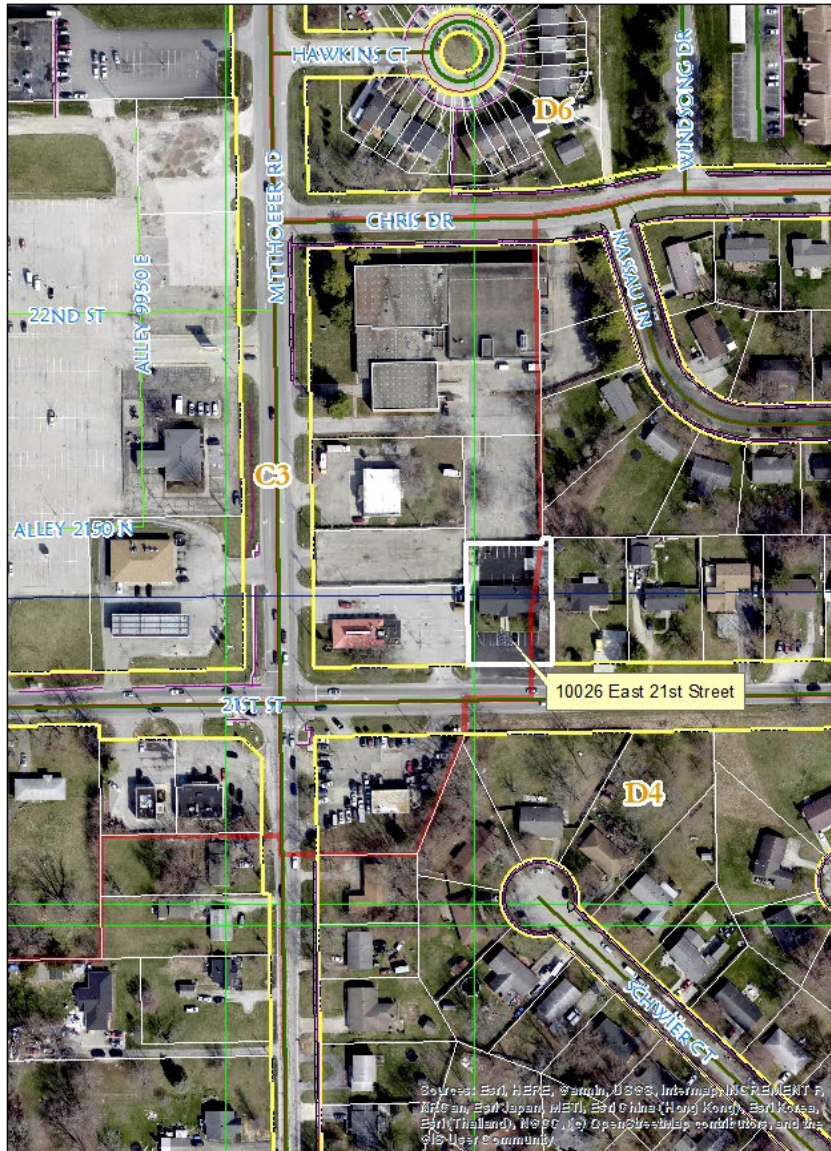
ZONING HISTORY

2003-UV3-038; 9936 and 9942 East 21st Street (west of site), requested a variance of use of the Commercial Zoning Ordinance to provide for a convenience store and gasoline station, with an automatic and self-service car wash, **granted**.

82-UV3-027, 9942 East 21st Street (west of site), requested a variance of use of the Commercial Zoning Ordinance to provide for a gasoline service station with a six-bay car wash, **granted**.

66-Z-3; 9942 East 21st Street (west of site), requested rezoning of one acre from the B-3 district to the B-4 district to provide for the construction of a gasoline service station, **approved**.

EXHIBITS



MEMORANDUM OF EXAMINER'S DECISION

2024-ZON-124

10026 East 21st Street

The petition requests the rezoning of 0.46 acre from the D-4 and C-3 districts to the C-5 district to provide for retail uses.

Your Hearing Examiner visited the site prior to the hearing and noted a commercial building with the balance of the site hard surfaced. Single family residences abut the site on the northeast and east and are south of 21st Street, and commercial uses are west and north of it.

The petitioner explained that the building was constructed about 40 years ago. He obtained the site several months ago and has been trying to improve it. He has several tenants in the building, and wants to sell cars on the site, with about 10 cars displayed on 21st Street. He wants to provide affordable means of transportation for neighbors, and he wants to mentor youth in the area.

Although remonstrators did not attend the hearing, there was a letter of opposition from Warren Township Development Association.

Staff stated that C-5 is too intense for this site, it should not be located adjacent to a protected district, and it does not conform with the Comp Plan recommendation of office buffer uses. Staff also expressed concern that the site is paved into the right-of-way and auto display is proposed in the right-of-way.

While your Hearing Examiner applauds the petitioner's desire to improve the site and better the community, the requested C-5 is not consistent with the area and would allow uses that are not appropriate adjacent to protected districts. Denial of this petition was recommended.

For Metropolitan Development Commission Hearing on January 2, 2025



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EXHIBIT A

Daily emergency shelter
Business, art, or other post-secondary proprietary school
Club or lodge
Community Center
Greenway
Museum, Library or Art Gallery
Public safety facility or Post Office
Religious Uses
Vocational, technical or industrial school or training facility
Hospital
Medical or Dental Offices, Centers Clinic
Medical or Dental Laboratories
Plasma (Blood) Center
Substance Abuse Treatment Facility
Animal care, Boarding
Artisan food and beverage
Famers' Market
Check Cashing or Validation Service
Consumer Services or Repair of Consumer Goods
Financial and Insurance Services
Hair and Body Care Salon or Service
Laundromats
Mortuary, Funeral Home
Outdoor Advertising off-premises
Printing Services
Tattoo Parlor
Adult Entertainment Business



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Bar or Tavern
Eating Establishment or Food Preparation
Indoor Recreation and Entertainment
Indoor Spectator Venue
Night Club or Cabaret
Hotel, Motel or Hostel
Office: Business, Professional or Government
Outdoor Recreation and Entertainment
Agricultural Sciences R and D
Clean energy R and D
Information technology R and D
Life Sciences R and D
Logistics R and D
Adult Entertainment Business: Retail
Department Store
Firearm Sales
On-going Fireworks sales,
Grocery Store
Liquor Store
Pawn shop
Light general retail
Heavy General retail
Local Power Generating Facility
Substations and Utility Distribution
Wireless Communications
Automobile and Light Vehicle Wash
Automobile Fueling Station
Automobile, Motorcycle, and Light Vehicle Sales or Rental



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Automobile, Motorcycle, and Light Vehicle Service or Repair

Commercial parking lot

Commercial parking garage

Transit Center

Recycling Station

Accessory Uses

Amateur Radio Antenna

Automated Teller Machine (ATM)

Automobile Rental Station

Bicycle Sharing

Day Care Center or Nursery School

Drive-through

Garden as a primary use

Game Courts

On-going Outdoor display and Sales

Outdoor Storage and Operations

Non-residential Outdoor Seating or Patio

Personal garden

Pick-up Station for Dry Cleaning or Laundry

Recycling Collection Point

Renewable Energy Facility Solar and Geothermal

Renewable Energy Facility Wind

Satellite Dish Antenna

Sidewalk Café

Swimming Pool or Hot Tub

Ground Transportation and Accessories

Outside Vending Machine or Self-serve Kiosk

Walk-up Window



View looking west along East 21st Street



View looking east along East 21st Street



View of site looking northwest



View of site looking north



View of site looking northeast



View from site looking south across East 21st Street



View from site looking southwest across East 21st Street



METROPOLITAN DEVELOPMENT COMMISSION **February 5, 2025**

Case Number: 2024-CVR-834 (3rd Amended) / 2024-CPL-834 (Amended)

Property Address: 6650 South Meridian Street

Location: Perry Township, Council District #22

Petitioner: Chinn United Pentecostal Church, by Katlyn Grey

Current Zoning: D-A

Request: Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for religious uses on proposed Lot One.
Approval of a Subdivision Plat, to be known as 6650 South Meridian Street Addition, dividing 14.68 acre into two lots.

Current Land Use: Single-family dwelling / accessory building

Staff Recommendations: Approval of the plat request and special exception.
Denial of the variance of development standards request.

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued these petitions from the October 24, 2024 hearing, to the November 21, 2024 hearing, at the request of remonstrators.

The Hearing Examiner continued these petitions from the November 21, 2024 hearing, to the December 12, 2024, because the variance request was amended and new notice was required. The amendment removed the religious uses from Lot Two and requested religious uses for Lot One.

The Hearing Examiner continued these petitions from the December 12, 2024 hearing, to the January 9, 2024 hearing, at staff’s request to amend the request and provide new notice because the lot lines on the Plat had to be adjusted to comply with the D-A development standards and another setback variance was required based upon an amended site plan.

At the hearing on January 9, 2025, the petitioner withdrew the variances of development standards. The Hearing Examiner granted the Special Exception for religious uses, subject to the commitments in the staff report and approved the Plat, subject to the 12 conditions in the staff report. Subsequently, the remonstrators filed an appeal of those decisions. A memorandum of her decisions are attached.

STAFF RECOMMENDATION

Staff recommends that the Hearing Examiner approve and find that the plat, file dated December 12, 2024, complies with the standards of the Subdivision regulations, subject to the following conditions:

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

Staff recommends approval of the Special Exception, subject to the following commitments being reduced to writing on the BZA's Exhibit "A" forms at least three days prior to the MDC hearing:

1. Final site plan, landscaping plan, photometric plan, and elevations shall be submitted for Administrator Approval prior to the issuance of an Improvement Location Permit (ILP).
2. A tree inventory, tree assessment and preservation plan prepared by a certified arborist shall be submitted for Administrator Approval prior to any site preparation activity or disturbance of the site. This plan shall, at a minimum: a) indicate proposed development; b) delineate the location of the existing trees, c) characterize the size and species of such trees, d) indicate the wooded areas to be saved by shading or some other means of indicating tree areas to be preserved and e) identify the method of preservation (e.g. provision of snow fencing or staked straw bales at the individual tree's dripline during construction activity). All trees proposed for removal shall be indicated as such.
3. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptacles provided for the proper disposal of trash and other waste.



Staff recommends denial of the variances of development standards.

PETITION OVERVIEW

This 14.28-acre site, zoned D-A, is developed with a single-family dwelling and an accessory building. It is surrounded by single-family dwellings to the north, south and to the east, across South Meridian Street, all zoned D-3; and single-family dwellings to the west, zoned D-A.

PLAT

Site Plan

The request would provide for a subdivision plat known as 6650 South Meridian Street Addition that would divide the parcel into two lots. Lot One would have an “L” shape configuration and consist of approximately 8.174 acres, with proposed development for religious uses. Lot Two would be an approximately 5.508-acre lot that would maintain the existing dwelling and accessory building.

An amended plat, file-dated December 12, 2024, adjusted lot lines to comply with the D-A district development standards for the existing structures on Lot Two, including a 30-foot /combined 75-foot side yards and a 75-foot rear yard.

Streets

Both Lot One and Lot Two would front on South Meridian Street. No new streets are proposed as part of this petition.

Sidewalks

Sidewalks do not exist but would be required as development occurs.

Waivers

None requested.

SPECIAL EXCEPTION VARIANCE

This request would allow for religious uses on Lot One (northern lot).

Religious uses are generally considered compatible with residential development if they are designed and developed properly to address issues such as parking, hours of operation, outdoor activities, signs, setbacks, lighting and landscaping.



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Given the required variances of development standards of the D-A district and the abutting neighborhoods, staff is concerned with the impact the proposed development would have on surrounding residential land uses. Consequently, staff's support of this request would be subject to Administrator Approval of the final site plan, landscaping plan, photometric plan, and building elevations to assure that all development standards of the D-A district are met to minimize impact on surrounding residential land uses.

Additionally, the amended site plan, file-dated December 12, 2024, provides for approximately 290 parking spaces. The Ordinance permits a minimum of four parking spaces for each seat in the place of worship or one parking space for each 1,000 square feet of floor area. It should be noted that no ADA spaces are shown when seven reserved ADA spaces would be required, two of which would be required to be van accessible.

Plan of Operation

The Plan of Operation, file-dated August 27, 2024, indicates that the worship hall would provide seats for between 250-300 people, with a capacity of 300+ people for special events.

Hours of operation would be Saturday from 6:00 P.M.-9:00 P.M. and Sunday from 12:00 p.m. to 4:00 p.m., with occasional hours for special holidays and celebrations.

VARIANCE OF DEVELOPMENT STANDARDS

As initially filed, this request would permit reduced setbacks that would include a zero-foot transitional side setback along the northern transitional boundary and 15-foot transitional side setback along the southern boundary.

The amended site plan, file dated December 12, 2024, increased the setbacks but pursuant to the Ordinance, the rear and northern side setbacks do not comply with the Ordinance because parking lots are treated as buildings and are required to comply with the setback requirements. As proposed, the parking lots encroach into those setbacks.

The Ordinance would require a 30-foot / combined 75-foot side setbacks and 75-foot rear setback to provide an appropriate buffer between the residential land uses and the proposed parking lots. Reduced setbacks would be wholly inappropriate and result in substantial impact on the residential uses abutting the northern boundary, the southern boundary and the western boundary.

The amended site plan also removes the "soccer field" label and replaces it with "green space," yet provides setbacks for the "green space." If, in fact, a soccer field is planned as part of the development on Lot One, staff believes the label should indicate that on the site plan and provide the appropriate setbacks to minimize the impact on adjacent residential uses.



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

Staff, therefore, does not support any of the requested variances for setbacks because of the detrimental impact on the surrounding residential uses. Failure to provide the required setbacks and appropriate buffers would result in substantial impact on the surrounding land uses and the quality of life.

Furthermore, the practical hardship noted in the Findings of Fact is self-imposed given the fact that the 8.174-acre parcel (Lot One) is undeveloped. Staff believes the site could be developed without any variances, while preserving the existing substantial wooded area and mitigating impact on the abutting residential uses by providing the required setbacks.

Tree Preservation / Heritage Tree Conservation

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

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

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

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

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

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



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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

As previously noted, staff supports the proposed amended plat and finds that it complies with the Subdivision Ordinance.

Staff supports the proposed special exception to provide for religious uses, subject to Administrator Approval of the final site plan, landscaping plan, photometric plan, and building elevations.

Staff's support is also subject to a tree inventory, tree assessment and preservation plan. The wooded area should be preserved because it could provide an amenity area.



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Staff does not support any of the requested development standard variances. As previously noted, staff believes the undeveloped size of Lot One eliminates the need for any development standard variances and would not support any future requested variances. The requested reduced setbacks would be detrimental to the surrounding neighborhoods and result in substantial negative impact on their quality of life.

GENERAL INFORMATION

Existing Zoning	D-A	
Existing Land Use	Single-family dwelling / accessory building	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-3	Single-family dwellings
South:	D-3	Single-family dwellings
East:	D-3	Single-family dwellings
West:	D-A	Single-family dwellings
Thoroughfare Plan		
South Meridian Street	Primary Arterial	Existing 100-foot right-of-way and proposed 102-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	August 27, 2024	
Site Plan (Amended)	December 12, 2024	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	August 27, 2024 / October 4, 2024	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Suburban Neighborhood typologies. “The Suburban Neighborhood typology is predominantly made up of single-family housing but is interspersed with attached and multifamily housing where appropriate. This typology should be supported by a variety of neighborhood-serving businesses, institutions, and amenities. Natural Corridors and natural features such as stream corridors, wetlands, and woodlands should be treated as focal points or organizing systems for development. Streets should be well-connected, and amenities should be treated as landmarks that enhance navigability of the development. This typology generally has a residential density of one to five dwelling units per acre, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park.”

Pattern Book / Land Use Plan

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

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

- *Conditions for All Land Use Types – Suburban Neighborhood Typology*
 - All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
 - All development should include sidewalks along the street frontage.
 - Hydrological patterns should be preserved wherever possible.
 - Where possible, contributing historic buildings should be preserved or incorporated into new development.
 - Curvilinear streets should be used with discretion and should maintain the same general direction.
 - In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.
- *Large-Scale Schools, Places of Worship Community Servicing Institutions / Infrastructure, and Other Places of Assembly (defined as schools, places of worship, and other places of assembly that are generally more than five acres in size. Particularly large centers of education such as township high schools and universities would not be included in this definition and are considered to be regional special uses.)*



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- Should be located along an arterial street.
- If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.
- Schools should not be within 1000 feet of a highway, freeway, or expressway.
- Should be located within one-half mile of a bus or rapid transit stop unless there is no bus service within the institution's service area.
- In predominantly platted, single-family neighborhoods, site should be at least as wide as it is deep.
- Should be in harmony with the surrounding neighborhoods and site and screen their parking, service, and emergency vehicle areas to buffer surrounding residential uses.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

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

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



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ZONING HISTORY

None.



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MEMORANDUM OF EXAMINER'S DECISION

2024-CVR/CPL-834(amended)

6650 S. Meridian Street

The petitions request various setback variances and a special exception to provide for religious uses, and approval of a subdivision plat dividing 14.68 acres into two lots.

Your Hearing Examiner visited the site prior to the hearing and noted the large wooded lot with a residence on it. Single family residences have been built around the site and surround it on all sides.

The petitioner's representative described the intended use of the larger lot (8.17 acres) for religious uses and the continued use of the smaller lot as residential. The congregation has been established for more than 10 years and needs additional space. The petitioner's representative withdrew the setback variances, discussed the plan of operation, and agreed to all commitments requested by staff.

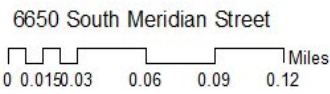
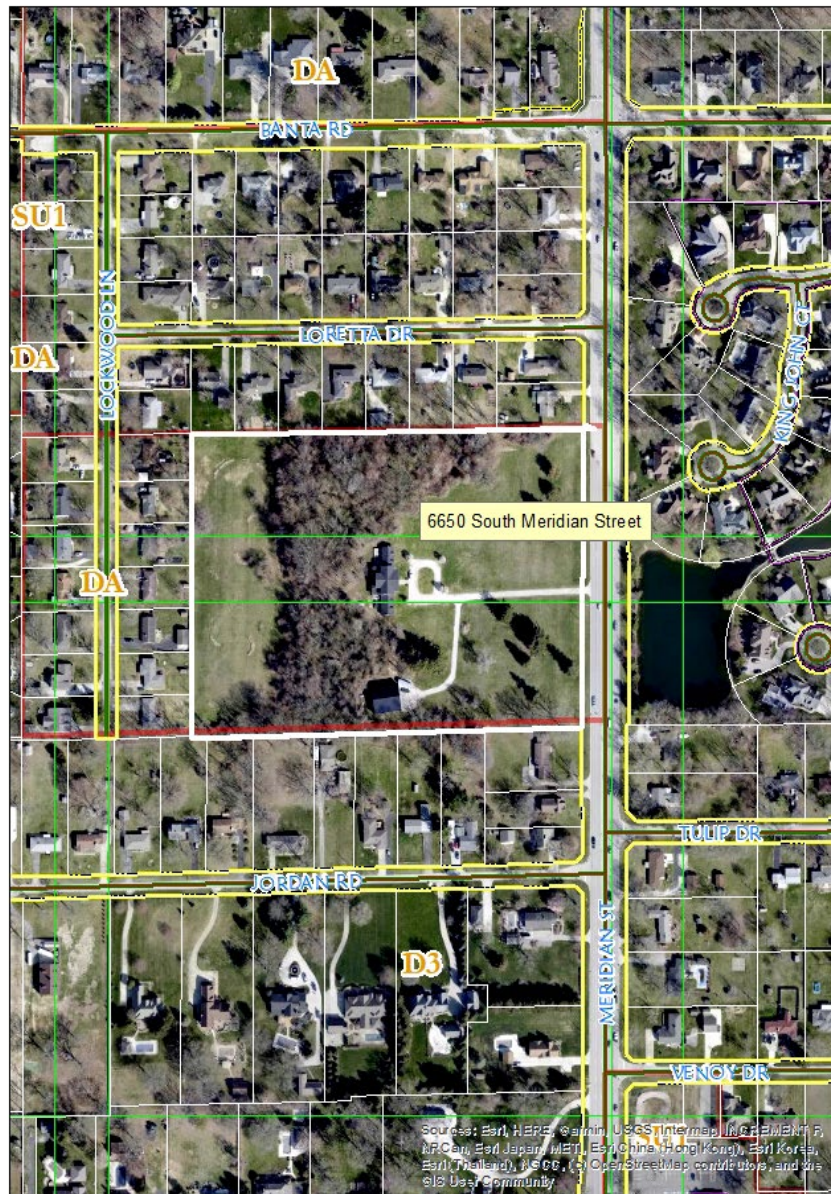
More than 30 remonstrators appeared, including the City-County Councilor for the district. Many remonstrators have lived in the area for years and enjoy the quietness and openness of the current site. Concerns expressed included traffic, drainage problems, light and noise pollution, and impact on property values.

Staff opposed the setback variances, which were withdrawn from the request. Staff stated that religious uses are compatible in residential areas if proper consideration is given to lighting, parking, the site layout, and landscaping, hence the request for Administrator's approval of all plans. Because the site is wooded, a tree inventory, tree assessment and preservation plan is required. The proposed plat meets all standards and regulations.

In your Hearing Examiner's opinion, religious uses are compatible with residences and are commonly located amongst them. The commitments agreed to will ensure that the site is developed in an appropriate manner. Approval of these petitions was recommended.

For Metropolitan Development Commission Hearing on February 5, 2025

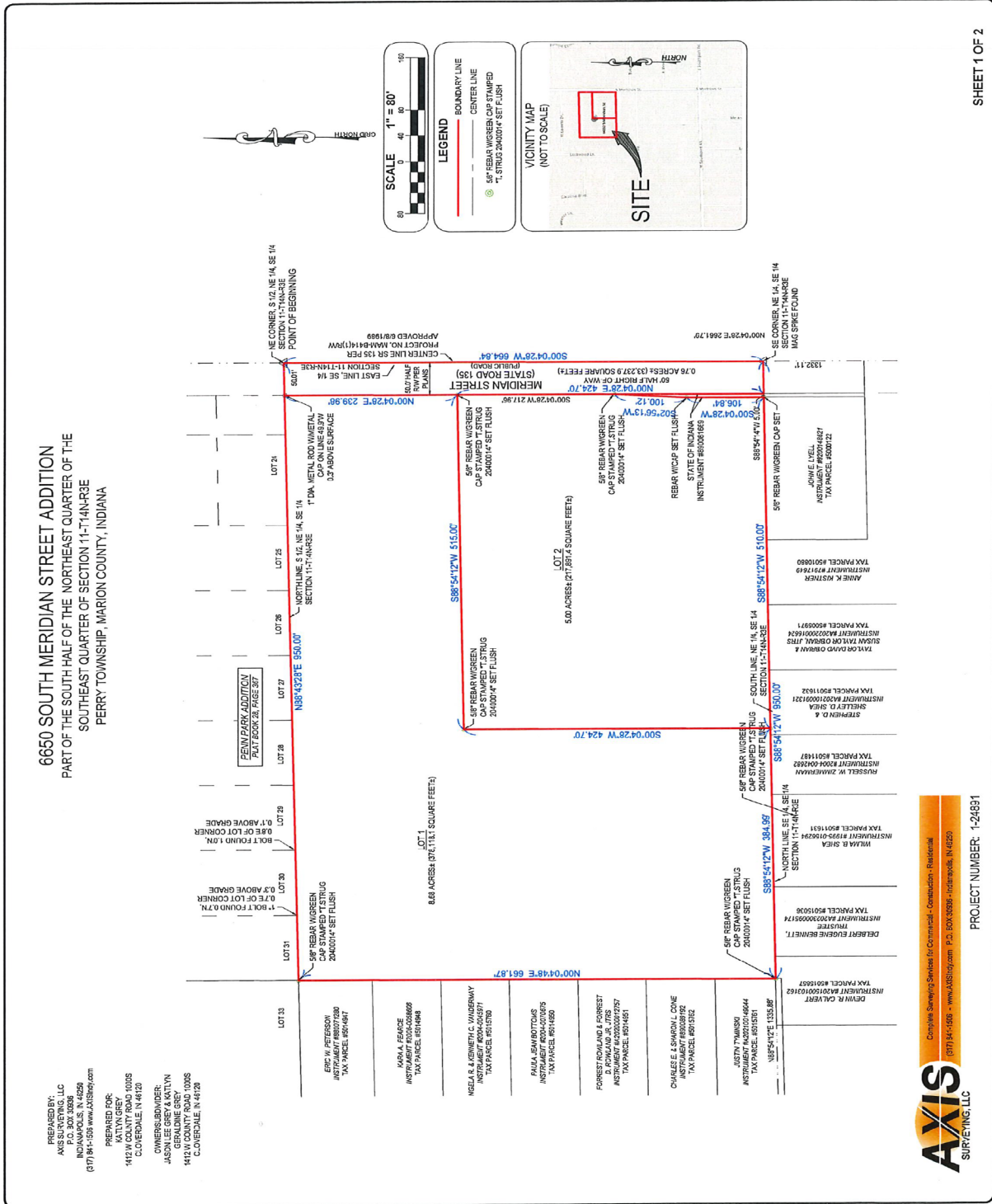
EXHIBITS





Department of Metropolitan Development
Division of Planning
Current Planning

Plat - August 27, 2024



SCALE
1" = 60'
0 40 80 120

LEGEND
— BOUNDARY LINE
— CENTERLINE
● 5/8" REBAR WIREGREEN CAP STAMPED "T" STRUG 204000"4 SET FLUSH

VICINITY MAP (NOT TO SCALE)
SITE

SHEET 1 OF 2

AXIS
SURVEYING, LLC

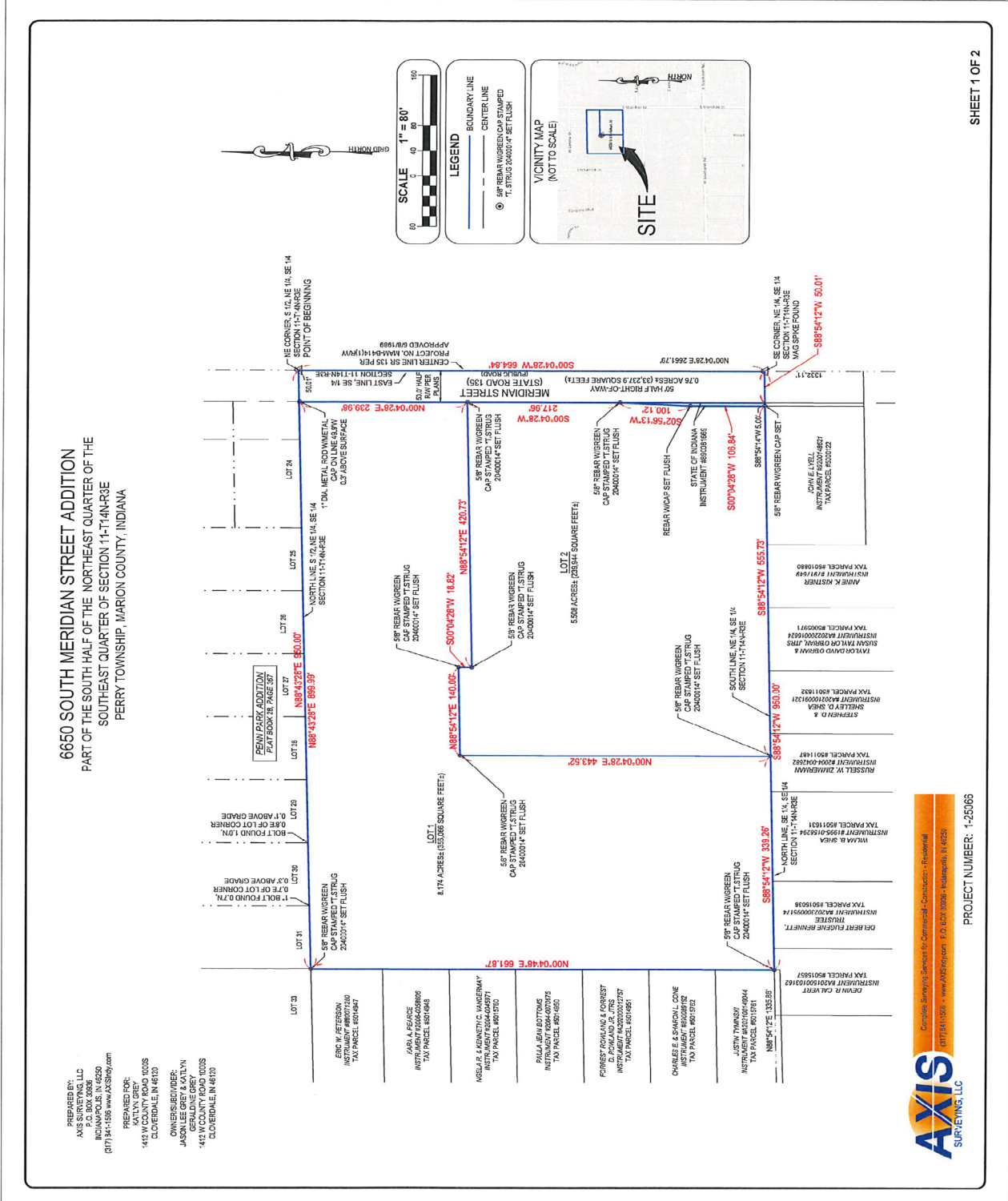
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PROJECT NUMBER: 1-24831



Department of Metropolitan Development
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Amended Plat - December 12, 2024



6650 SOUTH MERIDIAN STREET ADDITION
PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 11-T4-NR3E
PERRY TOWNSHIP, MARION COUNTY, INDIANA

PREPARED BY:
ANIS SURVEYING, LLC
P.O. BOX 30036
INDIANAPOLIS, IN 46220
(317) 341-1550 www.anisurvey.com

PREPARED FOR:
KATLYN BECK
4413 W. COUNTY ROAD 1003S
CLOVERDALE, IN 46120
DANIEL BERNHARDT
JACQUEE GREENE
GERALDINE GREY
4413 W. COUNTY ROAD 1003S
CLOVERDALE, IN 46120

ERIC W. FERGUSON
INSTRUMENT #26071489
TAX PARCEL #691947

JARI A. FEARCE
INSTRUMENT #206468886
TAX PARCEL #691948

ROSELEE J. KENNETHA HANSEN
INSTRUMENT #204404971
TAX PARCEL #691950

PALLALEAN BOITMOS
INSTRUMENT #204409705
TAX PARCEL #691950

FOREST POWELL & FOREST
D. POWELL JR. JRS
INSTRUMENT #2021004044
TAX PARCEL #691951

CHARLES E. & SARA-OLL CONE
INSTRUMENT #2021004044
TAX PARCEL #691952

LETTY P. PARRIS
INSTRUMENT #2021004044
TAX PARCEL #691951

DEBBERT E. BERNHARTT
INSTRUMENT #2015015957
TAX PARCEL #691953

HUMAR A. SHEA
INSTRUMENT #195646294
TAX PARCEL #691951

RUSSELL W. ZIMMERMAN
INSTRUMENT #20020009174
TAX PARCEL #691953

STEPHEN D. &
SHELEA D. SHEA
INSTRUMENT #20020009174
TAX PARCEL #691953

SUSAN TAYLOR ORRMAN &
TAX PARCEL #691953

MARIE K. KOTNER
INSTRUMENT #2018114494
TAX PARCEL #691948

588°54'12"W 555.73'

588°54'12"W 950.00'

588°54'12"W 339.20'

588°54'12"W 1335.85'

588°54'12"W 555.73'

588°54'12"W 103.84'

588°54'12"W 50.01'

588°54'12"W 50.01'

588°54'12"W 50.01'

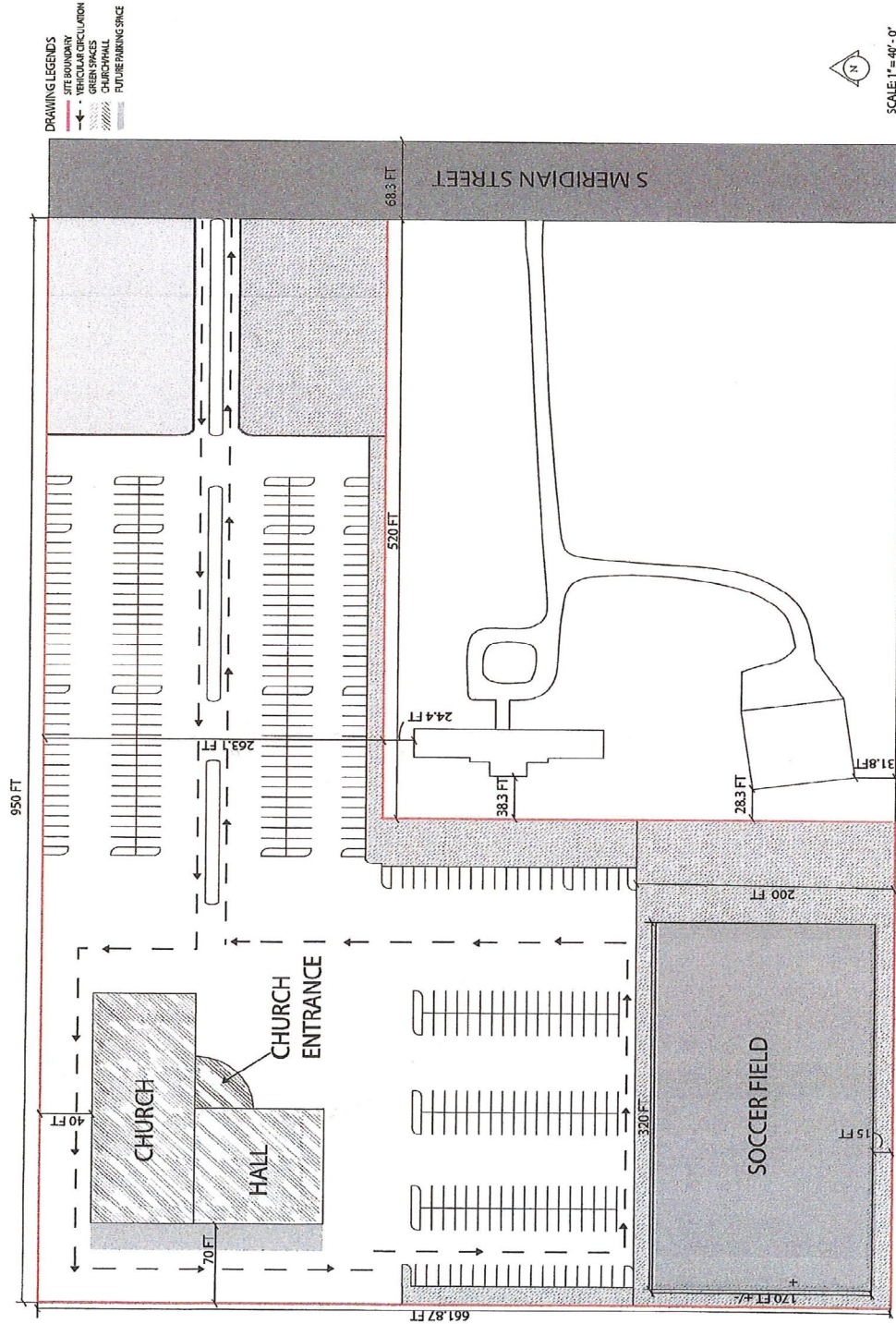
588°54'12"W 50.01'

588°54'12"W 50.01'

AXIS SURVEYING, LLC
Create, Survey, Submit to, Amend, or Cancel - Residential
(317) 341-1550 • www.anisurvey.com • PROJECT NUMBER: 1-25085

SHEET 1 OF 2

Site Plan – August 27, 2024





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Plan of Operation – Chin United Pentecostal Church

Proposed Future Site at 6648 S Meridian Dr.

The Chin United Pentecostal Church (CUPC) was started over 10 years ago and is steadily growing. This request for a Special Exception for the property located at 6648 S Meridian St, Indianapolis IN, to allow for land to be used for religious purposes.

CUPC would like to make this the future home of their worship and assembly halls, to accommodate the growing membership and provide services needed by members of our community and support the surrounding neighborhoods.

Currently there are two paid employees, and many volunteers that assist in the day to day operations. The hope in purchasing this property and receive a Special Exception to use for Religious purposes is to build a new, larger worship hall to seat between 250-300 people, expand the number and sizes of our Sunday School Classrooms, and build an assembly hall that will be used for larger events such as wedding receptions, funeral receptions and larger holiday celebrations, with intended capacity to be 300+.

Hours of operation for services will be Saturday 6:00-9:00 pm and Sundays 12:00-4:00 p.m. with occasional exceptions for special holidays and celebrations. All parking will be onsite with no street parking available at this location. There will be occasional weekday use by limited numbers of people with exception of occasional Religious holidays, celebrations, and special events such as funerals.



Department of Metropolitan Development
Division of Planning
Current Planning

Petition Number _____

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

PETITION FOR SPECIAL EXCEPTION
FINDINGS OF FACT

1. The proposed use meets the definition of that use in Chapter 740, Article II because
All the land and buildings that will be constructed will be for the sole purpose of divine Worship as well as
related accessory uses,, such as Sunday School, weddings, funerals, Religious Holiday Celebrations

2. The proposed use will not injure or adversely affect the adjacent area or property values in that
area because

the Church shall be a place of peaceful assembly, a few days per week use at most, will not operate activities overnight on any
regular basis, and any church functions or activities that take place outside of the building shall follow all city/county
noise ordinances and curfew laws.

3. The grant will not materially and substantially interfere with the lawful use and enjoyment of
adjoining property because

Use of the land will not infringe on the adjoining properties or the rights of their occupants to enjoy the use of their properties,
as the purpose is for peacefull assembly for worship purposes.

4. The proposed use will be compatible with the character of the district, land use authorized therein
and the Comprehensive Plan for Marion County because

the church is family oriented and assembles peacefully, and will be compatible with the neighboring homes. There are other
Churches and commerial properties in close vicinity on the main road of Meridian as well.

5. The proposed use conforms to the development standards in Chapter 744 applicable to the
zoning district in which it is located because

currently there is no structures on the property as it is vacant land. Any future construction, parking, landscaping will be
properly completed with permits and per community/city requirements.



Department of Metropolitan Development
Division of Planning
Current Planning

6. The proposed use conforms to all provisions of the Zoning Ordinance, including the performance standards in Chapter 740 and the development standards in Chapter 744 applicable to the zoning district in which it is located because

Intended use is for future construction of a Worship Hall and Assembly hall to host worship services as well as church functions.
Any construction, landscaping and parking designs will have city approval/permits prior to start of any work.

7. The proposed use conforms to all of the use-specific standards in Chapter 743 for that use, including any Special Exception standards for that use because
Religious Use is allowed with Special Exception for current zoning and meets the standards set forth.

DECISION

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

Adopted this _____ day of _____, 20 ____



Department of Metropolitan Development
Division of Planning
Current Planning

Petition Number 2024-CVR-834

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

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

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

It is to allow for increased parking for church goers.

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

The area will be used to expand parking and will not adversely affect the surrounding properties, as the parking areas will only be used a few hours a day, a few days a week.

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

It will reduce the amount of parking spaces available for our growing membership.

DECISION

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

Adopted this _____ day of _____, 20 ____



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

EXHIBIT A

Heritage Tree Conservation

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

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

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



View looking north along South Meridian Street



View looking south along Meridian Street



View from site looking east across South Meridian Street



View from site looking southeast across South Meridian Street



View of site looking southwest



View of site looking west



View of site looking southwest



View of site looking south



View of site looking west



View from site looking north



View from site looking north



View from site looking east towards South Meridian Street



METROPOLITAN DEVELOPMENT COMMISSION **February 5, 2025**

Case Number: 2024-ZON-115

Property Address: 6600-6908 Hickory Road

Location: Franklin Township, Council District #25

Petitioner: Manheet Singh, by Joseph D. Calderon

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

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

A timely automatic continuance was filed by a registered neighborhood organization that would **continue this petition from the February 5, 2025 hearing, to the March 5, 2025 hearing.** This would require acknowledgement from the Metropolitan Development Commission.