



# Metropolitan Development Commission (December 17, 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, December 17, 2025      **Time:** 1:00 PM

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

## Business:

**Adoption of Meeting Minutes:** December 3, 2025

### Special Requests

## Policy Resolutions:

### REAL ESTATE:

#### 1. 2025-R-053 (For Public Hearing)

Authorizes the Department of Metropolitan Development to enter into a Build-Operate-Transfer (BOT) Agreement with Hagerman Construction to serve as BOT Developer of City Market improvements and adjacent infrastructure.

### ECONOMIC DEVELOPMENT / INCENTIVES:

#### 2. 2025-A-044

Preliminary Economic Revitalization Area Resolution with request for waiver of non-compliance for Waste Management of Indiana, LLC, located at 2025 Stout Field West Drive, Council District #17, Wayne Township. (Recommend approval of six (6) years personal property tax abatement.)

### BOND BANK:

#### 3. 2025-BB-003

Authorizes the expenditure of unobligated funds on deposit in the respective Allocation Funds to reimburse the Bond Bank for prior expenditures incurred by the Bond Bank, acting for and on behalf of the City pursuant to Section 26(b)(3)(G) of the Redevelopment Act.

### PLANNING:

#### 4. 2025-P-014

Authorizes the Department of Metropolitan Development to amend the contract with Taylor Siefken Williams Design Group, LLC and extend the term through May 31, 2026.

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

**5. 2025-APP-006 | 1701 and 2055 North Senate Avenue**

Center Township, Council District #12  
HD-1 (TOD) and HD-2 (TOD)  
IU Health, by Blake Langley

Hospital District-One Approval and Hospital District-Two Approval to provide for two freestanding signs.

**6. 2025-APP-016 | 2018 and 2022 North College Avenue**

Center Township, Council District #13  
PK-2  
CrossRhodes Investments LLC, by Josh Smith

Park District Two Approval to provide for the construction of a duplex and concrete parking pad on each lot.

**7. 2025-ZON-111 | 11207 East Washington Street**

Warren Township, Council District #20  
Indianapolis Public Transportation Corporation d/b/a IndyGo, by Brian J. Tuohy

Rezoning of 1.433 acres from the D-5 (TOD) district to the SU-9 (TOD) district to provide for supportive uses for a proposed IndyGo transit center.

**8. 2025-ZON-122 | 1700 and 1730 West Thompson Road and 1650 Harco Way**

Perry Township, Council District #22  
Heritage Aggregates LLC, by Misha Rabinowitch

Rezoning of 71.753 acres from I-4 / C-7 (FF) district to the I-4 (FF) (GSB) districts to provide for gravel sand burrow operations.

**9. 2025-CZN-846 | 1940 Riviera Street**

Washington Township, Council District #2  
Park Place Investments LLC, by David and Justin Kingen

Rezoning of 0.35-acre from the D-A district to the D-2 district to provide for residential development.

## Zoning Petitions:

## Petitions for Public Hearing

### PETITIONS FOR PUBLIC HEARING:

10. ORDINANCE AMENDMENT FOR INITIAL HEARING:

**2025-AO-001 | Indianapolis-Marion County**

A proposal for a General Ordinance to amend Chapter 740, 741 and 742 pertaining to Flood Control, Stormwater Management and the Wellfield Secondary District of the Consolidated Zoning and Subdivision Control Ordinance for Indianapolis-Marion County.

**\*\*Staff request for continuance to January 7, 2026, to allow for additional review.**

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

**2025-ZON-090 | 3309 South Arlington Avenue**

Franklin Township, Council District #20  
Arlington Distribution and Storage, LLC, by David Gilman

Rezoning of 9.037 acres from the D-A (FF) district to the I-2 (FF) district to provide for a distribution facility.

## Additional Business:

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

**METROPOLITAN DEVELOPMENT COMMISSION (MDC)**  
**MEMBER ROSTER**

Commissioner	Appointing Authority	Term
John J. Dillon III (President)	Mayor	01/01/2025 – 12/31/2025
Megan Garver (Vice-President)	Mayor	01/01/2025 – 12/31/2025
Brian P. Murphy (Secretary)	Mayor	01/01/2025 – 12/31/2025
Bruce Schumacher (Acting Secretary)	Mayor	01/01/2025 – 12/31/2025
Brandon Herget	City-County Council	02/03/2025 – 02/03/2026
Brent Lyle	City-County Council	12/02/2025 – 12/02/2026
Daniel Moriarty	City-County Council	08/11/2025 – 08/11/2026
Brigid Robinson	Mayor	01/01/2025 – 12/31/2025
Gregg West	City-County Council	05/05/2025 – 05/25/2026

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

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

**RESOLUTION NO. 2025-R-053**

**A RESOLUTION OF THE METROPOLITAN DEVELOPMENT COMMISSION  
SELECTING BUILD-OPERATE-TRANSFER DEVELOPER  
FOR CITY MARKET IMPROVEMENTS**

**WHEREAS**, in accordance with I.C. 5-23, *et seq.* (the “Code”), the Metropolitan Development Commission of Marion County, Indiana (the “Commission”) issued a request for proposals and qualifications (the “RFPQ”) for delivery and operation of certain improvements to the Indianapolis City Market and adjacent infrastructure (the “Project”);

**WHEREAS**, the Department of Metropolitan Development for the City of Indianapolis/Marion County (the “DMD”) received responses to the RFPQ and convened a committee of key staff which proceeded to review such proposals and make recommendations to the Commission;

**WHEREAS**, following its review of the submitted proposals, the RFPQ Committee, by Memorandum dated December 1, 2025, recommended that the Commission select respondent Hagerman Construction for discussion and negotiation of a prospective public-private partnership build-operate-transfer agreement (“BOT Agreement”) in accordance with the Code;

**WHEREAS**, not fewer than seven days before the date hereof, and as required by the Code, notice of the public hearing occurring on the date hereof was published in accordance with I.C. 5-14-3;

**WHEREAS**, the Commission, having considered the recommendation of the DMD, and having conducted a public hearing on the selection as required under the Code, now desires to: (a) select Hagerman Construction as the build-operate-transfer developer of the Project; and (b) authorize further negotiation with and execution of the BOT Agreement for development and operation of the Project.

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

- 1. Selection.** Pursuant to and in accordance with the Code, the Commission hereby: (a) selects Hagerman Construction as the developer of the Project under a BOT Agreement; and (b) authorizes further discussion and negotiation of the BOT Agreement terms.
- 2. Document Authorization.** The Commission authorizes the DMD, acting in consultation with legal counsel and on behalf of the Commission, to negotiate, finalize, and execute the BOT Agreement and any related agreements appurtenant to the BOT Agreement.
- 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 17<sup>th</sup> day of December, 2025.

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

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John J. Dillon III, President

As to form and legality:



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Cameron G. Starnes, Taft Stettinius & Hollister LLP



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

**PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION**

**Resolution No. 2025-A-044**

**PERSONAL PROPERTY TAX ABATEMENT**

**Waste Management of Indiana, LLC**  
2025 Stout Field West Drive

**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,** the Applicant is requesting, pursuant to the provisions of I.C. 6-1.1-12.1-11.3, that the Commission waive the requirement that an area be designated as an economic revitalization area before the initiation of the redevelopment (the "Waiver"); and

**WHEREAS**, a public hearing upon the Waiver is fixed for Wednesday, January 7, 2026, in the Public Assembly Room of the City-County Building for the receiving of remonstrances and objections from persons interested in or affected by the Waiver; and

**WHEREAS**, during a hearing at 1:00 p.m. on Wednesday, December 17, 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, 2027. 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 January 7, 2026, to December 31, 2027.** 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 \$40,000,000.00.
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, January 7, 2026, 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**

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John J. Dillon III, President

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Date

Approved as to Legal Form  
and Adequacy this ~~10th~~  
of December 2025

*Sheila Kinney*

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Sheila Kinney  
Asst Corporation Counsel

**ATTACHMENT TO**

**METROPOLITAN DEVELOPMENT COMMISSION RESOLUTION**

**PERSONAL PROPERTY TAX ABATEMENT**

**FACTUAL INFORMATION**

Applicant: Waste Management of Indiana, LLC

Subject Real Estate: 2025 Stout Field West Drive

Wayne Township Parcel Number: 9043961 and 9048246

**PROJECT DESCRIPTION**

As one of North America's leading providers of comprehensive environmental services, WM is committed to advancing sustainability through innovative infrastructure and strategic partnerships. In alignment with this mission, WM is investing \$39,460,480.00 of personal property equipment into a cutting-edge recycling facility in Indianapolis.

This state-of-the-art facility will be capable of processing 40 tons per hour of single-stream recyclables, with an annual capacity of approximately 187,200 tons. Designed to serve both residential and commercial customers across central Indiana, the facility will significantly expand recycling access and efficiency, supporting the region's transition toward a circular economy.

**FACTUAL ASSERTIONS**

1. The application was not 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**  
**PERSONAL PROPERTY TAX ABATEMENT**  
**Waste Management of Indiana, LLC**

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



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

Street Address:.....2025 Stout Field West Drive

New Jobs Created:..... 39

Jobs Retained: ..... 10

Estimated Cost of Equipment: 39,460,480.00

**STAFF ANALYSIS**

Waste Management of Indiana, LLC, a subsidiary of WM (formerly Waste Management, Inc.), has long been a leader in advancing sustainable waste solutions across the state. Headquartered in Houston, Texas, WM serves millions of residential, commercial, industrial, and municipal customers throughout North America. In Indiana, the company provides comprehensive services including waste collection, recycling, landfill management, and environmental consulting. Building on its legacy of innovation and environmental stewardship, WM initiated plans in 2023 to construct a state-of-the-art recycling facility in Indianapolis, marking one of its most significant investments in the region to date.

The proposed Indianapolis Recycling Facility is designed to process 40 tons per hour of single-stream recyclables and will be capable of accepting approximately 187,200 tons of source-separated and single-stream feedstock annually. With an estimated total investment of \$63 million, in the facility, \$39.4 million in personal property will feature advanced optical sorting technology, enhanced fire safety systems, and a dedicated public education center focused on sustainability. This expansion will significantly increase recycling capacity for both residential and commercial customers in central Indiana, supporting the region's transition toward a circular economy through the reuse and repurposing of materials.

Construction of the facility is expected to begin in late 2025, with full operational capacity targeted for 2027. In addition to processing curbside and industrial recycling streams, the project includes a \$500,000 grant from Indiana's Recycling Market Development Program to expand glass recovery efforts. This initiative aims to clean and repurpose over 23,000 tons of glass annually for use by local manufacturers. The facility will also serve as a cornerstone for Indianapolis's universal curbside recycling program, scheduled to launch in 2028, positioning WM as a key processor and long-term partner in the city's sustainability goals.

Through this expansion, WM will retain 10 employees at an average wage of \$28.10/hr. and create 39 new jobs with an average wage of \$27.11/hr. by December 31, 2028, which reinforces its commitment to economic development, and workforce development and training. 5% of WM's tax savings will be committed to partnering with IndyGo for bus stop construction near the project site.

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

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

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

**TOTALITY OF BENEFITS**

<b><u>PETITIONER:</u></b>	Waste Management of Indiana, LLC
<b><u>INVESTMENT:</u></b>	Staff estimates that the proposed investment of \$39,460,480.00 should result in an increase to the tax base of approximately \$15,784,192.00 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 \$1,668,085.919 (a 63.1% savings). During the abatement period, the petitioner is expected to pay an estimated \$975,766.25 in personal property taxes related to the new equipment. After the tax abatement expires, the petitioner can be expected to pay an estimated \$396,577.82 in personal property taxes annually related to the new equipment.
<b><u>EMPLOYMENT:</u></b>	The petitioner estimates that this project will retain ten (10) current positions at an average hourly wage of \$28.10/hr. and will create thirty-nine (39) new positions at an average wage of \$27.11/hr. Staff finds these figures to be reasonable for a project of this nature.
<b><u>OTHER BENEFITS:</u></b>	Staff believes this project is significant for 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.
<b><u>STAFF COMMENT:</u></b>	Staff believes the "Totality of Benefits" arising from the project are sufficient to justify the granting of the tax abatement.

Waste Management of Indiana, LLC  
2025 Stout Field WDR  
a/k/a parcels 9043961 and 9048246



 Project Site



Produced by: DMD - Battle12/2025



0 400 800 1,600 Feet



**RESOLUTION NO. 2025-BB-003****RESOLUTION OF THE METROPOLITAN DEVELOPMENT COMMISSION  
OF MARION COUNTY, INDIANA, AUTHORIZING REIMBURSEMENTS TO THE  
INDIANAPOLIS LOCAL PUBLIC IMPROVEMENT BOND BANK OUT OF CERTAIN  
TAX INCREMENT FINANCE ALLOCATION FUNDS**

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

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

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

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

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

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

1. The Commission hereby authorizes the expenditure of unobligated funds on deposit in the respective Allocation Funds in the total estimated amount of \$1,120,750.50 but not to exceed \$1,200,000.00, to reimburse the Bond Bank for prior expenditures incurred by the Bond Bank, acting for and on behalf of the City, for certain costs and expenses described in Exhibit A (collectively, the “Prior Projects”) that are related to local public improvements which are physically located in or physically connected to the respective Allocation Areas, pursuant to Section 26(b)(3)(G) of the Redevelopment Act. The Commission hereby finds and determines

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

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

3. This Resolution shall take effect immediately upon adoption by the Commission.

ADOPTED AND APPROVED at a meeting of the Metropolitan Development Commission of Marion County, Indiana, held on December 17, 2025, at the City-County Building, 2<sup>nd</sup> floor, Public Assembly Room (Room 230), Indianapolis, Indiana.

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

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John J. Dillon III, President

Approved as to the availability of funding:

Abigail Hanson  
Abigail Hanson, City Controller

Approved as to form and legality:

Brandon E Beeler  
Brandon Beeler, Corporation Counsel

Exhibit A

## DESCRIPTION OF THE PRIOR PROJECTS

TIF Area Name	Amount	Expense Explanation
Consolidated TIF	\$1,120,750.50	Legal Fees
<b>Total</b>	<b>\$ 1,120,750.50</b>	

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

**RESOLUTION NO. 2025-P-014**

WHEREAS, the Metropolitan Development Commission ("MDC") is authorized to approve the employment of all persons engaged by contract to render professional or consulting services the Department of Metropolitan Development ("DMD"); and

WHEREAS, DMD wishes to amend Contract #19735 with Taylor Siefker Williams Design Group LLC to extend the term of that Agreement to May 31, 2026.

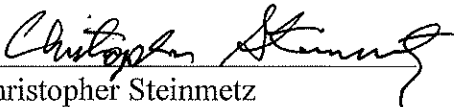
NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Development Commission of Marion County, Indiana, as follows:

1. The Commission hereby authorizes the Department of Metropolitan Development ("DMD") to with Taylor Siefker Williams Design Group LLC to extend the term if that Agreement to May 31, 2026.
2. The Director of the Department of Metropolitan Development is hereby authorized and directed to take such further actions and to execute such documents as such Director deems necessary or advisable to effectuate the authorizations set forth in this Resolution.

DATE: \_\_\_\_\_

\_\_\_\_\_  
John J. Dillon III, President  
Metropolitan Development Commission

Approved as to legal form and adequacy  
This 24th day of November, 2025

  
\_\_\_\_\_  
Christopher Steinmetz  
Assistant Corporation Counsel



## METROPOLITAN DEVELOPMENT COMMISSION

December 17, 2025

**Case Number:** 2025-AO-001  
**Location:** Indianapolis-Marion County, Indiana  
**Petitioner:** Department of Metropolitan Development  
**Request:** A proposal for a General Ordinance to amend Chapter 740, 741 and 742 pertaining to Flood Control, Stormwater Management and the Wellfield Secondary District of the Consolidated Zoning and Subdivision Control Ordinance for Indianapolis-Marion County.

### Staff

**Recommendations:** Staff recommends **Approval**  
**Staff Reviewer:** Shannon Norman, Principal Planner - Ordinances

## STAFF RECOMMENDATION

Staff recommends Approval.

## ORDINANCE AMENDMENT OVERVIEW

Please see below, the proposed revisions by section of the Consolidated Zoning Ordinance of Indianapolis-Marion County.

Section	Included
Section 740-202	Addition, deletion or revision of several definitions for compliance with current FEMA regulations.
Section 740-901	Delete and revise language with regard to permitting, applications and review for Flood Development Permits.
Section 740-1007	Revise verbiage regarding civil violations and enforcement as it relates to Indianapolis-Marion County Revised Code Chapter 565.
Section 741-310	Delete language in 741-310(3) as required by the current EPA and IDEM regulations.
Section 741-311	<ul style="list-style-type: none"> <li>Delete and revise 741-311: Stormwater, (A-H) as required by EPA and IDEM regulations.</li> <li>Addition of language related to injection wells required for compliance with the current EPA regulations.</li> <li>Formatting: re-letter list</li> </ul>

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

Section 741-313	Delete and revise language as it relates to Indianapolis-Marion County Revised Code Chapter 565.
Section 741-705	Revise language related to stormwater covenants.
Section 742-203	<ul style="list-style-type: none"> <li>• Delete language to allow regulation through Revised Code Chapter 565.</li> <li>• Formatting: re-letter list</li> </ul>
Section 742-204	<ul style="list-style-type: none"> <li>• Corrections of code citations.</li> <li>• Deletion of extraneous words for clarity.</li> <li>• Clarification with regard to the registration of Class V injection wells.</li> <li>• Addition of stormwater management regulations in Wellfield Secondary Districts.</li> </ul>

The proposed amendments were prompted by State and Federal regulatory changes and permit audit guidance, including:

- The City of Indianapolis-Marion County, through the Department of Business and Neighborhood Services, created a stand-alone ordinance to address Flood Control and Prevention per updated FEMA regulations (Revised Code, Chapter 565).
- The Department of Public Works recently updated the City's Stormwater Design and Construction Specifications Manual per updated guidance from IDEM.
- Recent updates to EPA/IDEM regulations regarding injection wells prompted updating the standards of the Wellfield Secondary District.

## METROPOLITAN DEVELOPMENT COMMISSION

December 17, 2025

**Case Number:** 2025-ZON-090  
**Property Address:** 3309 South Arlington Avenue  
**Location:** Franklin Township, Council District #20  
**Petitioner:** Arlington Distribution and Storage, LLC, by David Gilman  
**Current Zoning:** D-A (FF)  
**Request:** Rezoning of 9.037 acres from the D-A (FF) district to the I-1 (FF) district to provide for a distribution facility.  
**Current Land Use:** Undeveloped  
**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 September 11, 2025 hearing, to the October 9, 2025 hearing.

The Hearing Examiner continued this petition from the October 9, 2025 hearing, to the November 20, 2025 hearing, at the request of the petitioner's representative.

Subsequently, a Traffic Impact Study was conducted, and additional documents were submitted, including a site plan, site details and proposed commitments.

### Traffic Impact Study (TIS) – October 30, 2025

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

The TIS, file dated November 5, 2025, has been reviewed by the Department of Public Works staff, who agreed with the study that a passing blister should be constructed for southbound traffic. See Exhibit A

Staff continues to **recommend denial** despite the additional submittals. 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:

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1. A 59.5-foot half right-of-way shall be dedicated along the frontage of South Arlington Avenue as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP)
2. In accordance with the Traffic Impact Study, a passing blister shall be constructed at the entrance drive for southbound traffic.
3. A tree inventory, tree assessment and preservation plan of all existing trees over 2.5 inches in diameter, shall be prepared by a certified arborist and shall be submitted for Administrator Approval prior to preliminary plat approval and / or 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) identify all heritage trees, e) indicate the wooded areas to be saved by shading or some other means of indicating tree areas to be preserved and f) identify the method of preservation (e.g. provision of snow fencing or staked straw bales at the individual tree's dripline during construction activity). All trees proposed for removal shall be indicated as such.
4. 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.

This petition was heard by the Hearing Examiner on November 20, 2021. After a full hearing, the Hearing Examiner recommended denial of the rezoning. Subsequently, the petitioner's representative filed an appeal of the Hearing Examiner's decision. A memorandum of her recommendation is attached.

## **STAFF RECOMMENDATION**

### **Denial.**

1. A 59.5-foot half right-of-way shall be dedicated along the frontage of South Arlington Avenue as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP)
2. A tree inventory, tree assessment and preservation plan of all existing trees over 2.5 inches in diameter, shall be prepared by a certified arborist and shall be submitted for Administrator Approval prior to preliminary plat approval and / or 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) identify all heritage trees, e) indicate the wooded areas to be saved by shading or some other means of indicating tree areas to be preserved and f) identify the method of preservation (e.g. provision of snow fencing or staked straw bales at the individual tree's dripline during construction activity). All trees proposed for removal shall be indicated as such.

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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 / receptables provided for the proper disposal of trash and other waste.

## PETITION OVERVIEW

This 9.037-acre site, zoned D-A (FF), is developed with a single-family dwelling and accessory building. It is surrounded by single-family dwellings and multi-family dwellings to the north zoned D-A and D-6II, respectively; industrial uses to the south, zoned I-2; single-family dwellings to the east, zoned D-P; and industrial uses to the west, across South Arlington Avenue, zoned I-3.

Petition 2006-ZON-069 requested rezoning to the I-2 district for light industrial uses but this request was withdrawn by the petitioner.

## REZONING

The request would rezone the site to the I-2 district. "The I-2 district is for those industries that present minimal risk and typically do not create objectionable characteristics (such as dirt, noise, glare, heat, odor, etc.) that extend beyond the lot lines. Outdoor operations and storage are completely screened if adjacent to protected districts and are limited throughout the district to a percentage of the total operation. Wherever possible, this district is located between a protected district and a heavier industrial area to serve as a buffer. For application to the older industrial districts within the central city, standards specifically accommodate the use of shallow industrial lots."

The Comprehensive Plan recommends light industrial typology for the site.

As proposed, this request would be consistent with the Comprehensive Plan recommendation, but residential development abuts this site to the north and east and The Pattern Book removes industrial uses "where they would be adjacent to a living typology."

Traffic generated by a distribution facility would not be appropriate in quiet neighborhoods. Warehousing and distribution centers could have specific needs that would be impactful to the residential uses that abut the site to the north and east, such as loading zones or pick-up / drop-off areas.

Compatibility between land uses is key to maintaining stable property values and resilient neighborhoods. Transitions in scale and character between residential uses and industrial uses should happen gradually. Staff believes that the proposed industrial uses would have a negative impact on the stability and resilience of the abutting residential neighborhoods.

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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 South Arlington Avenue. This dedication would also be consistent with the Marion County Thoroughfare Plan.

**Floodway / Floodway Fringe**

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

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

The designation of the FF District is to guide development in areas subject to potential flood damage, but outside the Floodway (FW) District. Unless otherwise prohibited, all uses permitted in the primary zoning district (I-1 in this request) are permitted, subject to certain development standards of the Flood Control Secondary Zoning Districts Ordinance and all other applicable City Ordinances.

**Tree Preservation / Heritage Tree Conservation**

There are significant amounts of natural vegetation and trees located throughout 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 of all existing trees over 2.5 inches in diameter, shall be prepared by a certified arborist and shall be submitted for Administrator Approval prior to preliminary plat approval and / or 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) identify all heritage trees, e) indicate the wooded areas to be saved by shading or some other means of indicating tree areas to be preserved and f) identify the method of preservation (e.g. provision of snow fencing or staked straw bales at the individual tree's dripline during construction activity). All trees proposed for removal shall be indicated as such.

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

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

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

### **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

<b>Existing Zoning</b>	D-A (FF)	
<b>Existing Land Use</b>	Single-family dwelling / accessory building	
<b>Comprehensive Plan</b>	Light Industrial	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	D-A / D-6II	Single-family / multi-family dwellings
South:	I-2	Industrial uses
East:	D-P	Single-family dwellings
West:	I-3	Industrial Uses
<b>Thoroughfare Plan</b>		
South Arlington Avenue	Primary arterial	Existing 90-foot right-of-way and proposed 119-foot right-of-way.
<b>Context Area</b>	Metro	
<b>Floodway / Floodway Fringe</b>	Yes – unregulated 500-year floodplain of Sloan Ditch	
<b>Overlay</b>	No	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	October 16, 2025	
<b>Site Plan (Amended)</b>	N/A	
<b>Elevations</b>	October 16, 2025	
<b>Elevations (Amended)</b>	N/A	
<b>Landscape Plan</b>	N/A	
<b>Findings of Fact</b>	N/A	
<b>Findings of Fact (Amended)</b>	N/A	
<b>C-S/D-P Statement</b>	N/A	

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

The Comprehensive Plan recommends Light Industrial typology. The Light Industrial typology provides for industrial, production, distribution, and repair uses conducted within enclosed structures and unlikely to create emissions of light, odor, noise, or vibrations. This typology is characterized by freestanding buildings or groups of buildings, often within industrial parks. Typical uses include warehousing, self-storage, assembly of parts, laboratories, wholesaling, and printing. Industrial or truck traffic should be separated from local/residential traffic.



### **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:

- *Light Industrial Uses*
  - Industrial truck traffic should not utilize local, residential streets.
  - Streets internal to industrial development must feed into an arterial street.
  - Removed as a recommended land use where they would be adjacent to a living or mixed-use typology.

### **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:

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

## ZONING HISTORY

**2006-ZON-069; 3309 South Arlington Avenue**, requested rezoning of 9.42 acres, being in the D-A District, to the I-2-S classification to provide for light industrial suburban uses, **withdrawn**.

### VICINITY

**2000-ZON-040; 3303 South Arlington Avenue (north of site)**, rezoning of 10.24 acres from D-A to D-6II to provide for multi-family dwellings, **granted**.

**98-Z-171 (98-DP-8); 6201 East Troy Avenue (east of site)**, rezoning of 68 acres from D-3 and D-6II to D-P to provide for single-family dwellings, **granted**.

**98-Z-238; 3313 South Arlington Avenue (south of site)**, rezoning of 9.28 acres from D-A to I-2-S to provide for light industrial uses, **granted**.

**91-Z-3; 3313 South Arlington Avenue (south of site)**, requested rezoning of 56.68 acres, being in the D-A, SU-18 and D-6II districts, to the I-5-S classification to provide for industrial uses, **withdrawn**.

**72-Z-304; 6295 East Troy Avenue (north of site)**, requested rezoning of 51.34 acres, being in the A-2 district to the D-3 classification to provide for single-family residential development, **approved**.

**72-Z-303; 6295 East Troy Avenue (north of site)**, requested rezoning of 547.89 acres, being in the A-2 district, to the D-6II classification to provide for multi-family residential development, **approved**.

**71-Z-55; 801 South Emerson Avenue (east of site)**, requested rezoning of 51.07 acres being in the A-2 district to the C-7 classification to provide for construction of wholesale grocery warehouse, **approved**.

EXHIBITS



3309 South Arlington Avenue

0 0.01 0.03 0.06 0.09 0.12 Miles

**MEMORANDUM OF EXAMINER'S DECISION**

**2025-ZON-090**

**3309 South Arlington Avenue**

The petition requests the rezoning of 9.04 acres from the D-A (FF) district to the I-2 (FF) district to provide for a distribution facility.

Your Hearing Examiner visited the site prior to the hearing and noted the residence on it. Single family residences are east and north of the site, and multi-family residences are also north of it. Industrial uses abut the site on the south, and industrial uses are on the west side of Arlington Avenue.

The petitioner's representative described the proposal to develop a distribution center. Projects to be stored and distributed on the site were described as dry and not hazardous or perishable. In addition to restricted hours of operation, extensive landscaping and buffering are proposed. Petitioner has agreed to a total of eight commitments as part of the rezoning petition. Petitioner's representative stated that the apartment complex adjacent to the north no longer objected to the petition, but the only correspondence received from the apartment complex representative was a lengthy letter expressing opposition.

Although no one appeared at the hearing to speak in favor of the petition, there was a letter of support from the Franklin Township Civic League, subject to the commitments.

Although no one appeared at the hearing to speak in opposition to the petition, there was a letter of opposition from the City-County Councilor for the district. Reasons for opposition included inappropriate and incompatible use of the site, impact on infrastructure, and impact on quality of life for area residents.

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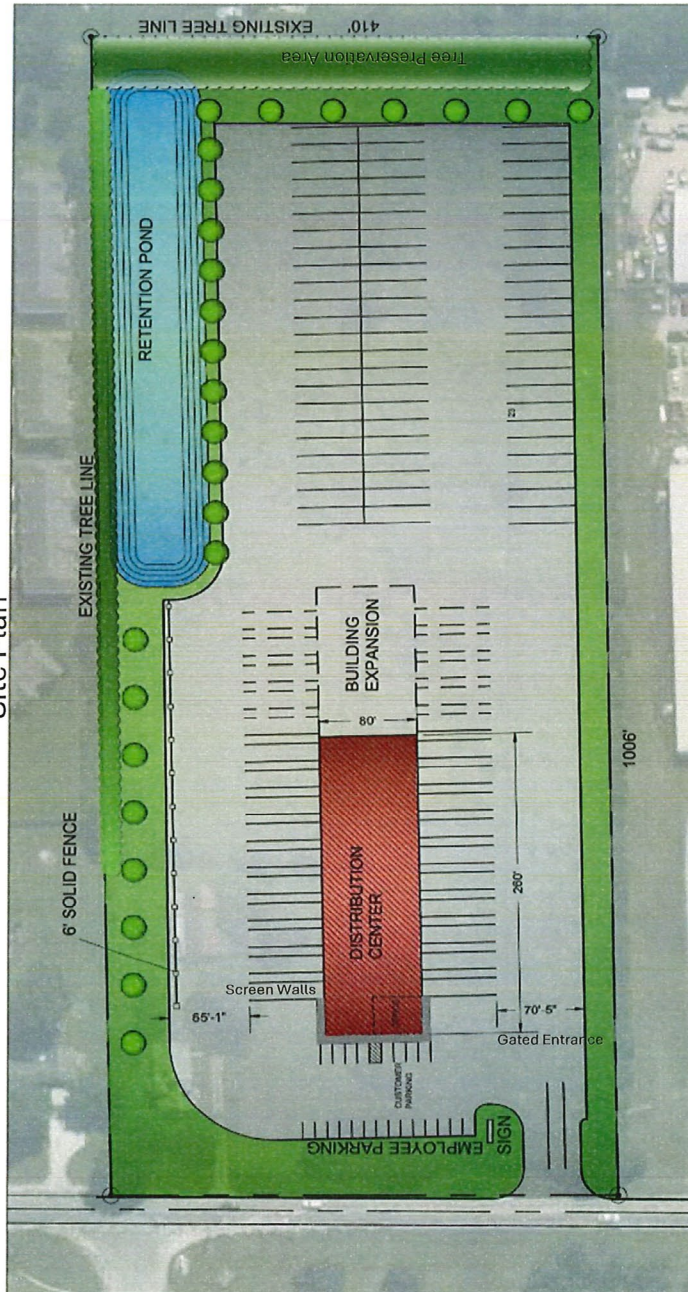
Staff opined that the proposed development would not be appropriate or compatible with adjacent residential uses. Staff also questioned the ability of existing streets to handle truck traffic, and was concerned about outdoor storage on the site.

In your Hearing Examiner's opinion, industrial use of this site is inappropriate next to the existing residential development, and would negatively impact the quality of life for the residents. Denial of this petition was recommended.

For Metropolitan Development Commission Hearing on December 17, 2025

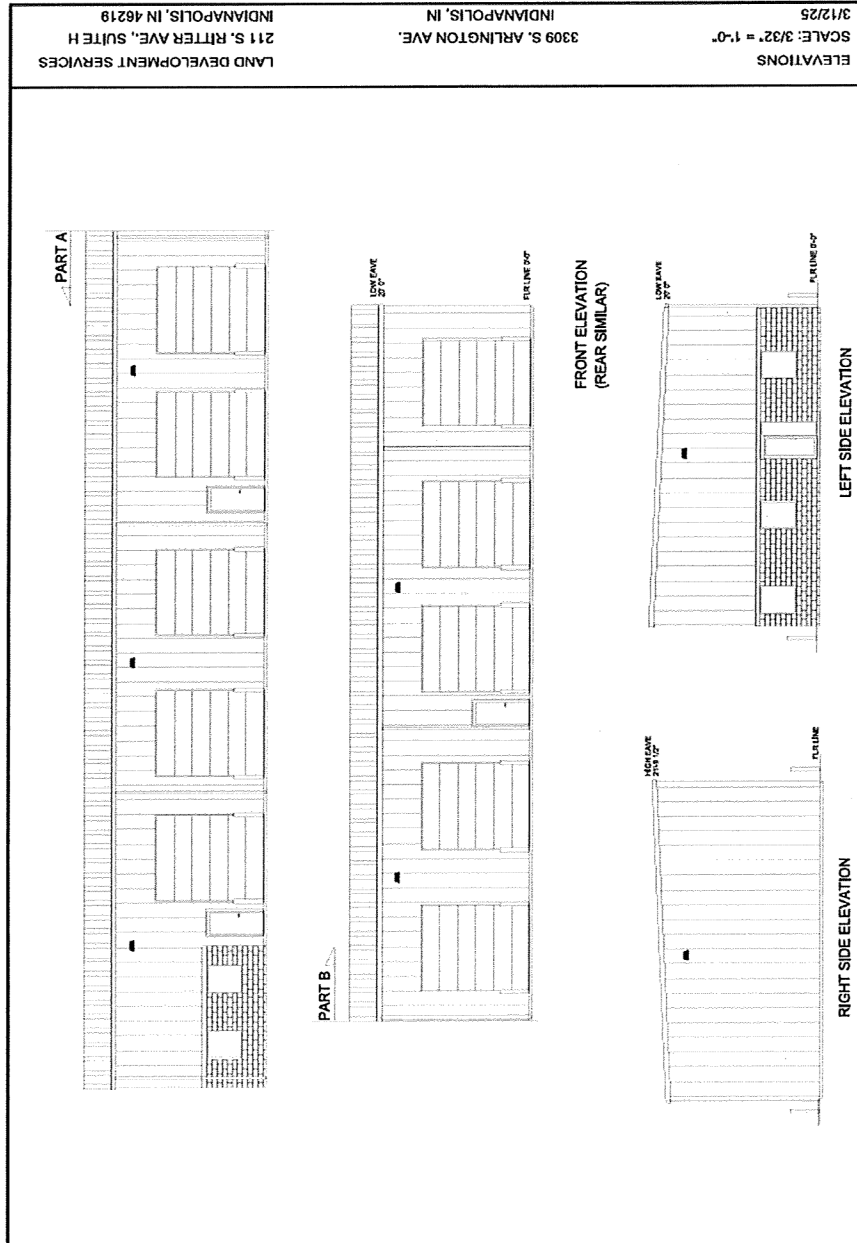


3309 S Arlington Ave  
 Site Plan



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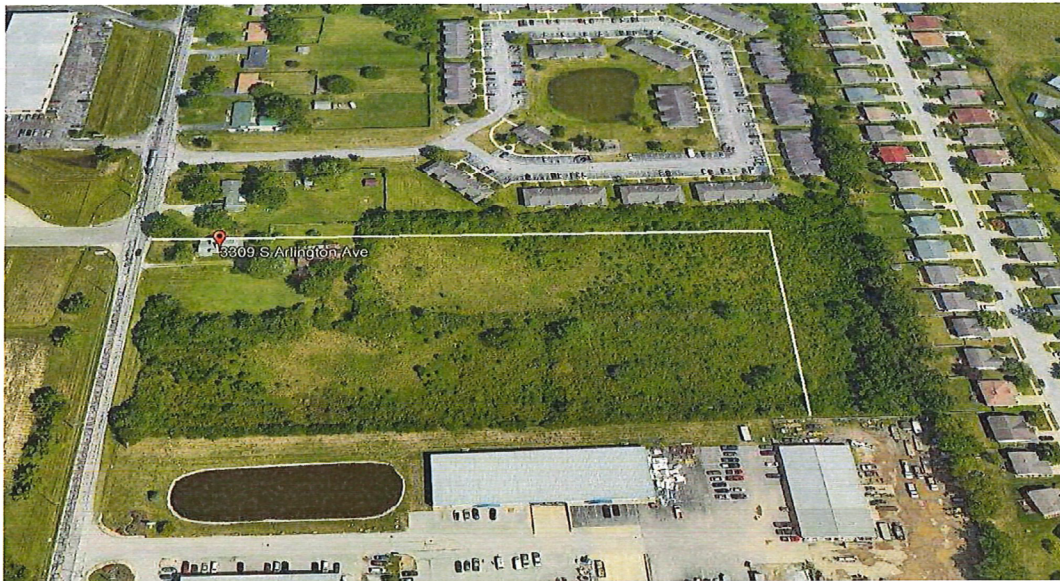




## EXHIBIT A – Traffic Impact Study

### Executive Summary

This traffic impact study evaluates the proposed re-zoning of the property at 3309 Arlington Ave, located in Indianapolis, Indiana. The study focuses on the impact of the re-zone on the property and the Arlington Ave roadway at the proposed entrance.



The proposed development will include 20,800 SFT of warehouse space for a Distribution Center, with room to expand to 26,000 SFT, including locations for semis to back into the center.

Turn lane warrants for left- and right-turn lanes, and a passing blister, were considered for the new entrance. While a right-turn lane was not warranted, a left-turn lane was reviewed, and the conditions indicated that a passing blister be constructed for southbound traffic. A dedicated left-turn lane was not warranted for SB traffic.

The post-development analysis indicates that the vehicles leaving the development will operate at an LOS of C during the peak hours, which is acceptable.

## EXHIBIT B

### Heritage Tree Conservation

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

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

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





View looking north along South Arlington Avenue



View looking south along South Arlington Avenue





View of site looking southeast across South Arlington Avenue



View of site and adjacent property to the north looking east across South Arlington Avenue



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View of site looking east across South Arlington Avenue



View of site and adjacent property to the south looking southeast across South Arlington Avenue



View of adjacent property to the south of site looking east across South Arlington Avenue