

## Blackham, Kathleen

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**From:** CINDY LAMBERJACK <c\_lamberjack001@comcast.net>  
**Sent:** Wednesday, July 5, 2023 3:30 PM  
**To:** Robinson, Leroy; Ray, David M.; Potts, Keith; Osili, Vop; Oliver, William; Mowery, Brian; Jessica.McCormich@indy.gov; Mascari, Frank; Lewis, Maggie A.; Larrison, Jason; Jones, Kristin; Jackson, La Keisha; Hart, Michael-Paul; monroegraysjr@gmail.com; Graves, Keith; Evans, Jared; ethanevans4indy@gmail.com; Mike.Dilk424@gmail.com; cristalee1986@gmail.com; Brown, Ali; Boots, Dan; Barth, John; Bain, Joshua; Paul.AnneeD23@gmail.com; Zach@Adamsonforindy.com; s29@iga.in.gov; Blackham, Kathleen; h86@iga.in.gov; Susan Blair  
**Subject:** Kite/Ropkey Property Case #2023CZN814 - Approximately 200 acres southwest corner of 86th Street and I465

Dear Council members, Councilman Robinson, Mayor Hogsett, Governor Holcomb, Kathleen Blackham, Senator Ford, Representative Delaney, Representative Carson,

I am a resident of the Traders Point area. Since the general public and those affected by Case #2023CZN814 (the Kite/Ropkey property, proposed developer Cornerstone) do not really have a way to fully express our concern with this proposed development, I wanted to share my thoughts and concerns with you in a letter/email.

To be clear, we are not opposed to development but we are opposed to development that hasn't been thoroughly analyzed based upon facts (not just a developer's word). In this case, Cornerstone is requesting a zoning change from residential to commercial. This proposed development request is a perfect example, in my opinion, of not having enough facts to make a determination and thus a zoning change. Available funding from the city/state, data to analyze environmental and drainage issues, occupancy data are all lacking in this review.

Our community has attempted, in good faith, to work with Cornerstone, have invited them to 2 neighborhood meetings to share our concerns and provide ways to compromise, but Cornerstone has ignored our input and suggestions. In some part, this is due to the fact that they have no current commitments to occupy the space nor will they have until build out potentially begins but mainly I believe that they really don't care and are just "throwing everything in and see what shakes out". There has certainly been no unified approach to this development.

Cornerstone has told us that the proposed development will "provide a live/work/play element to an area in demand for commercial, hotel, retail and housing uses" and will be "one of a kind, never before seen development". This "concept" has certainly been successful in Carmel but would not be successful in our area on a small 200 acre plot. All we see in our area, as far as commercial, are struggling retail/commercial/hotels (Kite's Traders Point shopping area) on the other side of the interstate, within walking distance from the proposed development. We all know that the world has changed since 2020....some retail/commercial has rebounded but some has not and never will in terms of office space use, etc. The question is will they come to occupy this space or won't they? We don't want our area to be the guinea pig for that answer. There are many other areas better suited for this kind of development and many areas which could benefit from it and actually thrive from it. This is not one of them and I personally do not want to see that precedent set for our area.

Extensive road work will be necessary to accommodate traffic going in and out of the proposed development and added to 86th Street as well as the Marsh Road extension. Cornerstone has proposed a roundabout on 86th Street but has also stated that they will not fund any of the road improvements. As a result the city or state will be funding it and ultimately the taxpayers. How is it that the city/state may be willing to spend millions on roads/roundabouts for Cornerstone as the developer and ultimately Kite as the seller? Again, no funding has been approved or contemplated by the city/state as far as we know.

The extension of Marsh Road through the proposed development would be very challenging for all of our neighbors along Marsh and 79th. The added traffic, both cars and large trucks, would destroy the road. Ultimately, again, city/state/taxpayer funds will be needed to widen or upgrade or both. And again, no funding has been approved or contemplated by the city/state as far as we know.

When we asked to see Cornerstone's environmental and drainage analysis, we were told that these studies would not be completed prior to the zoning request approval because "the cost was too great" for them to commission it. We then offered to complete a thorough environmental and drainage analysis for Cornerstone but were denied access to the property. As a result of the access denial, we have commissioned our own traffic study review, environmental analysis and drainage analysis with the idea that the specialists can do the best job possible, with limited access, but at least some facts would be available to analyze the full scope. Those reports are in process right now. This obviously costs a great deal of money out of our pockets (which Cornerstone is unwilling to do), but our community, our home values and our peace of mind is that significantly important to us. I hope it is to you all as well.

This property is certainly not a one of a kind property in Pike Township or in Marion County but it is one of the remaining special ones with wetlands, water shed, species of protected bats, etc. In 2019, under the Plan Indy, the city planners designated this area as environmentally sensitive. Their overlay was intended for this area specifically because of the high quality woodlands, wetlands and other natural resources to be protected. The purpose was to prevent potential damage to these resources caused by development. I assume at that time that the planners completed extensive research and analysis prior to finalizing this master plan and I assume that it was based on the current zoning. How can one zoning change request from Cornerstone negate all of the prior cost and work by city planners?

If this zoning change request were to be approved, it seems as though the wants and needs of Cornerstone/Kite are being put ahead of us....your constituents, your neighbors and your community. To make a decision to change the existing master plan without sufficient analysis of traffic, environmental, drainage, occupancy levels seems to me to be not only illogical but almost bordering on favoritism toward Cornerstone and Kite. I understand that this development could potentially bring greater money to the city as commercial property instead of residential. But to the detriment of the community and your constituents. We all built and bought homes here based upon the city's master plan which calls for this property to be zoned residential. We agree with the residential zoning designation. Our homes are investments for us and ones we have worked hard to afford and maintain. The addition of retail, multifamily, a 90 foot hotel and any other structure that would be allowed under the commercial zoning, is not consistent with both the City's master plan and our community. If additional research and analysis is completed, I hope you will find the same conclusion.

Thank you for your time and for your consideration.

Best regards,



Cindy Lamberjack  
(317)250-6504

**From:** [Robinson, Leroy](#)  
**To:** [Blackham, Kathleen](#)  
**Subject:** Re: Kite/Ropkey Property Case #2023CZN814 - Approximately 200 acres southwest corner of 86th Street and I465  
**Date:** Friday, July 7, 2023 5:59:58 AM

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Hi Kathleen ,

What is the time and location of the hearing?

Can you please let me know if it gets continued and send me the staff report the moment it is completed?

Thank you,

Leroy Robinson  
Councilor: District 1  
City-County Council  
200 East Washington St.  
Room T-241  
Indianapolis, IN. 46204

Office: 317-327-4242  
Fax: 317-327-4230  
Cell: 317-502-0272

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**From:** Blackham, Kathleen <Kathleen.Blackham@indy.gov>  
**Sent:** Wednesday, July 5, 2023 3:45:22 PM  
**To:** CINDY LAMBERJACK <c\_lamberjack001@comcast.net>; Robinson, Leroy <Leroy.Robinson@indy.gov>; Ray, David M. <David.Ray@Indy.Gov>; Potts, Keith <Keith.Potts@Indy.Gov>; Osili, Vop <Vop.Osili@indy.gov>; Oliver, William <William.Oliver@indy.gov>; Mowery, Brian <Brian.Mowery@Indy.Gov>; Jessica.McCormich@indy.gov <Jessica.McCormich@indy.gov>; Mascari, Frank <Frank.Mascari@indy.gov>; Lewis, Maggie A. <Maggie.Lewis@indy.gov>; Larrison, Jason <Jason.Larrison2@Indy.Gov>; Jones, Kristin <Kristin.Jones@indy.gov>; Jackson, La Keisha <LaKeisha.Jackson@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>; monroegraysjr@gmail.com <monroegraysjr@gmail.com>; Graves, Keith <Keith.Graves@Indy.Gov>; Evans, Jared <Jared.Evans@Indy.Gov>; ethanevans4indy@gmail.com <ethanevans4indy@gmail.com>; Mike.Dilk424@gmail.com <Mike.Dilk424@gmail.com>; cristalee1986@gmail.com <cristalee1986@gmail.com>; Brown, Ali <Ali.Brown@Indy.Gov>; Boots, Dan <Dan.Boots@Indy.Gov>; Barth, John <John.Barth@Indy.Gov>; Bain, Joshua <Joshua.Bain@Indy.Gov>; Paul.AnneeD23@gmail.com <Paul.AnneeD23@gmail.com>; Zach@Adamsonforindy.com <Zach@Adamsonforindy.com>; s29@iga.in.gov <s29@iga.in.gov>; h86@iga.in.gov <h86@iga.in.gov>; Susan Blair <ptra1972@aol.com>  
**Subject:** RE: Kite/Ropkey Property Case #2023CZN814 - Approximately 200 acres southwest corner of 86th Street and I465

Good afternoon, all

Thank you for your e-mail and comments. It has been saved and will be provided to the Hearing Examiner prior to the hearing. I would also encourage you to attend the hearing on July 27, 2023.

Regards,  
Kathleen

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**From:** CINDY LAMBERJACK <c\_lamberjack001@comcast.net>

**Sent:** Wednesday, July 5, 2023 3:30 PM

**To:** Robinson, Leroy <Leroy.Robinson@indy.gov>; Ray, David M. <David.Ray@Indy.Gov>; Potts, Keith <Keith.Potts@Indy.Gov>; Osili, Vop <Vop.Osili@indy.gov>; Oliver, William <William.Oliver@indy.gov>; Mowery, Brian <Brian.Mowery@Indy.Gov>; Jessica.McCormich@indy.gov; Mascari, Frank <Frank.Mascari@indy.gov>; Lewis, Maggie A. <Maggie.Lewis@indy.gov>; Larrison, Jason <Jason.Larrison2@Indy.Gov>; Jones, Kristin <Kristin.Jones@indy.gov>; Jackson, La Keisha <LaKeisha.Jackson@indy.gov>; Hart, Michael-Paul <Michael-Paul.Hart@Indy.Gov>; monroegraysjr@gmail.com; Graves, Keith <Keith.Graves@Indy.Gov>; Evans, Jared <Jared.Evans@Indy.Gov>; ethanevans4indy@gmail.com; Mike.Dilk424@gmail.com; cristalee1986@gmail.com; Brown, Ali <Ali.Brown@Indy.Gov>; Boots, Dan <Dan.Boots@Indy.Gov>; Barth, John <John.Barth@Indy.Gov>; Bain, Joshua <Joshua.Bain@Indy.Gov>; Paul.AnneeD23@gmail.com; Zach@Adamsonforindy.com; s29@iga.in.gov; Blackham, Kathleen <Kathleen.Blackham@indy.gov>; h86@iga.in.gov; Susan Blair <ptr1972@aol.com>

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**To:** [CINDY LAMBERJACK](#); [Ray, David M.](#); [Potts, Keith](#); [Osili, Vop](#); [Oliver, William](#); [Mowery, Brian](#); [Jessica.McCormich@indy.gov](#); [Mascari, Frank](#); [Lewis, Maggie A.](#); [Larrison, Jason](#); [Jones, Kristin](#); [Jackson, La Keisha](#); [Hart, Michael-Paul](#); [monroegravjr@gmail.com](#); [Graves, Keith](#); [Evans, Jared](#); [ethanevans4indy@gmail.com](#); [Mike.Dilk424@gmail.com](#); [cristalee1986@gmail.com](#); [Brown, Ali](#); [Boots, Dan](#); [Barth, John](#); [Bain, Joshua](#); [Paul.AnneeD23@gmail.com](#); [Zach@Adamsonforindy.com](#); [s29@iga.in.gov](#); [Blackham, Kathleen](#); [h86@iga.in.gov](#); [Susan Blair](#)  
**Subject:** Re: Kite/Ropkey Property Case #2023CZN814 - Approximately 200 acres southwest corner of 86th Street and I465  
**Date:** Friday, July 7, 2023 5:45:23 AM

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Good morning Cindy,

Thank you for your email and thank you for sharing your concerns.

As you're aware, we've had several public community meetings with the developers of this project, hosted by the PTRa.

We've had large group discussions, small group of, and all included individuals and representatives from every community directly and indirectly impacted by this proposed development, to receive their input and feedback.

We'll continue to have these meetings in the near future, continuing to provide opportunities for residents and businesses owners in the area to be heard.

Again, thank you for your email and for your phone call and we hope to see you at the upcoming meeting.

Lastly, I rarely "reply all" to emails, but I wanted everyone on this thread to be aware that these discussions are ongoing and everyone's voices are being heard.

Thank you,

Leroy Robinson  
Councillor: District 1  
City-County Council  
200 East Washington St.  
Room T-241  
Indianapolis, IN. 46204

Office: 317-327-4242  
Fax: 317-327-4230  
Cell: 317-502-0272

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**From:** CINDY LAMBERJACK <c\_lamberjack001@comcast.net>

**Sent:** Wednesday, July 5, 2023 3:29:31 PM

**To:** Robinson, Leroy <Leroy.Robinson@indy.gov>; Ray, David M. <David.Ray@Indy.Gov>; Potts, Keith <Keith.Potts@Indy.Gov>; Osili, Vop <Vop.Osili@indy.gov>; Oliver, William <William.Oliver@indy.gov>; Mowery, Brian <Brian.Mowery@Indy.Gov>; Jessica.McCormich@indy.gov <Jessica.McCormich@indy.gov>; Mascari, Frank <Frank.Mascari@indy.gov>; Lewis, Maggie A. <Maggie.Lewis@indy.gov>; Larrison, Jason <Jason.Larrison2@Indy.Gov>; Jones, Kristin <Kristin.Jones@indy.gov>; Jackson, La Keisha

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Best regards,

Cindy Lamberjack

(317)250-6504

**Blackham, Kathleen**

---

**From:** sally endo <anendo@comcast.net>  
**Sent:** Tuesday, August 8, 2023 12:47 AM  
**To:** Blackham, Kathleen  
**Cc:** sally endo  
**Subject:** re:2023-CZN-814 / 2023-CVR-814 West 86th & West 79th Streets

Dear Ms Blackham,

First of all, I want to express my dismay at the rude behavior of many of the attendees at the July 17 hearing. We can be passionate about our causes without displays of disrespect.

I am not a resident of Trader's Point but I attended the meeting to support my cathedral, Eagle Creek Park. It is a precious place, a place of solace where we are one with nature. It contains a reservoir which supplies the water, a necessity for life, for many of our city's residents. It's estuary is a haven for water fowl. The park itself is on the migratory path for hundreds of species of birds and attracts fans from all over the country. Volunteers spend hours restoring the park's wetlands and maintaining its trails.

It came to my attention that a respected hydrologist Martin Risch, has grave concerns about the impact on the reservoir and park from the runoff and potential flooding from this proposed development.

At a meeting this evening with the developers (Cornerstone), the hydrologist asked to see the developer's plan to address the issue. If I understood the developer correctly, he would submit a plan at some point as required by law but that he could not change the topography (which I understand would probably be necessary to prevent the flooding and runoff.). I hope that the commission will give serious consideration to this situation.

Once an environment is destroyed, it can take decades to recover if at all.

Surely we can find a better place to raise revenue for the city.

I urge you to keep the zoning as is and protect our precious land and water.

Sincerely,

Sally (Sarah) Endo

According to its website, Eagle Creek Park is among the 10 largest municipal parks in the USA and attracts over a million visitors.

## Blackham, Kathleen

---

**From:** Michele and Bert Vargas, MD <bert.michele@gmail.com>  
**Sent:** Thursday, July 27, 2023 9:51 AM  
**To:** Robinson, Leroy; Ray, David M.; Potts, Keith; Osili, Vop; Oliver, William; Mowery, Brian; jessica.mccormich@indy.gov; Mascari, Frank; Lewis, Maggie A.; Larrison, Jason; Jones, Kristin; Jackson, La Keisha; Hart, Michael-Paul; monroegraysjr@gmail.com; Graves, Keith; Evans, Jared; ethanevans4indy@gmail.com; mike.dilk424@gmail.com; cristalee1986@gmail.com; Brown, Ali; Boots, Dan; Barth, John; Bain, Joshua; paul.anneed23@gmail.com; zach@adamsonforindy.com; s29@iga.in.gov; Blackham, Kathleen; h86@iga.in.gov  
**Subject:** PLEASE vote NO to rezoning the 200 acres between 79th and 86th off 465

Dear Council members, Councilman Robinson, Mayor Hogsett, Governor Holcomb, Kathleen Blackham, Senator Ford, Representative Delaney, Representative Carson,

I am a resident of Traders Point North that sits alongside this entire property.. Since the general public and those affected by Case #2023CZN814 (the Kite/Ropkey property, proposed developer Cornerstone) are very against the proposed rezoning to commercial and the brazen requested exception to DOUBLE the height of the buildings over the regular restrictions of the commercial zoning they are seeking. This is a major slap in the face to all of us residents who back this property.

**This property is one of the remaining special ones with wetlands, watershed, species of protected bats, etc. In 2019, under the Plan Indy, the city planners designated this area as environmentally sensitive.** Their overlay was intended for this area specifically because of the high quality woodlands, wetlands, and other natural resources to be protected. **The purpose was to prevent potential damage to these resources caused by development.** I assume at that time that the planners completed extensive research and analysis prior to finalizing this master plan and I assume that it was based on the current zoning. How can one zoning change request from Cornerstone negate all of the prior cost and work by city planners?

If this zoning change request were to be approved, it demonstrates the wants of Cornerstone/Kite are being put ahead of us....your constituents and could result in legal action being taken due to favoritism being shown to a private company and not the legal residents.

Our community has attempted, in good faith, to work with Cornerstone, and have invited them to 2 neighborhood meetings to share our concerns and provide ways to compromise, but Cornerstone has ignored our input and suggestions. Numerous residents have approached Cornerstone with a proposed option to purchase the property and to leave it as is and a community nature park. They outright refused to entertain any offers or even the suggestion of offers as they were "advertising nationwide to get the highest price per acre and you all cannot afford 1million an acre plus that we want for this property".

This proposed commercial property will NOT be fully occupied as the commercial retail properties and hotels DIRECTLY ACROSS THE STREET/HIGHWAY are sitting EMPTY! Why would there property be any different??

We on Conarro Rd, which connects 86th and 79th, has 20 MPH and 30 MPH speed limits and we already CONSTANTLY have cars going 50MPH and they are NOT from our subdivision who have no regard for the families and children who live here. This traffic will ONLY GET WORSE WITH ALL THE CONSTRUCTION, EMPLOYEES, PATRONS, ETC. We cannot afford to have our neighborhood street become an even worse extension of the highway! We already pay more in taxes for our area to fix the constant potholes. If this is approved, us residents will now have to pay for all the roundabouts and additional roadwork Cornerstone stated very clearly they were not going to pay for.

When we asked to see Cornerstone's environmental and drainage analysis, we were told that these studies would not be completed prior to the zoning request approval because "the cost was too great" for them to commission it. **We then offered to complete a thorough environmental and drainage analysis for Cornerstone but were denied** access to the property. THIS SHOWS CORNERSTONE KNOWS THERE ARE GOING TO BE ENVIRONMENTAL AND DRAINAGE ISSUES THAT THEY DO NOT WANT TO COME TO LIGHT PRIOR TO THEIR REZONING APPROVAL. Otherwise, wouldn't YOU (if you were Cornerstone) want a FREE analysis completed for you??? As a result of the access denial, we have commissioned our own traffic study review, environmental analysis, and drainage analysis with the idea that the specialists can do the best job possible, with limited access, but at least some facts would be available to analyze the full scope. Those reports are in process right now. This obviously costs a great deal of money out of our pockets (which again, Cornerstone is unwilling to do), but our community, our home values, **OUR PRIVATE WELLS**, and our peace of mind is that significantly important to us.

I understand that this development could potentially bring greater money to the city as commercial property instead of residential, but it would be to the detriment of the community and your constituents. **We all built and bought homes here based upon the city's master plan, which calls for this property to be zoned residential.** We agree with the residential zoning designation.

Thank you for your time and for your consideration.

Best regards,

Michele & Bert Vargas



**STATE OF INDIANA  
HOUSE OF REPRESENTATIVES**

THIRD FLOOR STATE HOUSE  
INDIANAPOLIS, INDIANA 46204

ED DELANEY  
ASSISTANT DEMOCRATIC CAUCUS CHAIR  
200 W. WASHINGTON STREET  
INDIANAPOLIS, IN 46204

COMMITTEES:  
STATE BUDGET COMMITTEE  
EDUCATION  
WAYS AND MEANS

Kathleen Blackham, Senior Planner  
Department of Metropolitan Development, City of Indianapolis  
200 E. Washington Street  
Indianapolis, IN 46204

7/25/2023

Re: Case #2023-CZN-814

Dear Department of Metropolitan Development,

As a State Representative I do not generally involve myself in zoning issues. However, in this instance I have received an unusually large amount of correspondence in opposition to the proposed rezoning. I believe that this is because of the scale of the project, the nature of the neighborhood, and the lack of clarity as to what exactly is proposed to be done.

I share my constituent's concern about their neighborhood and its physical environment. My concern is increased by the sheer size of the project. I believe that some very preliminary discussions between the interested parties have begun. These are to be encouraged.

I trust that the commission will give this careful attention, meanwhile, I will monitor the progress of this proceeding. Should you have any other questions or concerns, feel free to reach out to my office.

Kind regards,

Ed DeLaney  
State Representative  
House District 86

## Blackham, Kathleen

---

**From:** dabeanderson@comcast.net  
**Sent:** Sunday, August 6, 2023 8:01 PM  
**To:** Blackham, Kathleen  
**Subject:** Rezoning and Variance request for west 86th Street and 465W for Traders Point Crossing

Ms. Kathleen Blackham  
City Planner

Ms. Blackham,

The Metropolitan Development Commission conducted a very thorough investigation into a variance request that I petitioned for in the past for a shed on my property. They sent representatives to the property and requested input from my forty neighbors and used this input to make a ruling on the variance. They weighed the pros and cons before a decision was made.

This letter is a plea for the Metropolitan Development Commission to consider some factors from the citizens of Pike Township on the rezoning of the property at w 86<sup>th</sup> to a commercial property so that Kite and others may build a hotel and other commercial services on the property.

Please consider some factors that the rezoning may have on the residents of northwest Pike Township and Hendricks County. Please consider the many citizens who commute on 86<sup>th</sup> street and envision the traffic problems, the crime problems, and the drift that will result in the area. Consider 38<sup>th</sup> street and 465 and ask the question do we need more closed restaurants, more run-down gas stations and traffic at that intersection. Consider the issues at Michigan Road and 465- does the MDC want to invite those issues or would they keep some green space and keep a small number of neighborhoods like the Geist or Lawrence neighborhoods?

Please protect the housing communities around this area and keep Traders Point as a designated historic area. Please consider other ways to improve the area without more vacant hotels or vacant office space, or vacant warehouses. Don't send our families to Brownsburg, Zionsville, and Whitestown as they flee Pike Township because the big city is consuming their housing communities.

Thank you for your discernment on this issue.

Sincerely,

DeVonne Anderson

## Blackham, Kathleen

---

**From:** Alesia Bond <alesiaki13@gmail.com>  
**Sent:** Thursday, July 27, 2023 10:09 AM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com; Rhonda Bond  
**Subject:** NO COMMERCIAL REZONING

**CAUTION:** This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Hi Kathleen,

I am **firmlly against the rezoning** of 200 acres of wooded property in Traders Point as commercial.

A summary of my opposition:

- Harm to nature, human life, and wildlife
- Lack of need
- I get that trees and critters can't pay taxes

### HARM TO NATURE, HUMAN LIFE, AND WILDLIFE

The removal of forests and subsequent replacement of commercial developments hurts our planet, and in consequence, all of us. These decisions to create sterile, cold spaces for the sake of "the economy" are the same small decisions that over and over led us to setting record high world temperatures multiple days in a row this month, and record high North Atlantic Sea temperatures this year. Preserving **natural** green spaces is imperative to our survival as a species.

I live near 79th and Michigan. In March of 2021, a handful of acres of trees were cut down to build a housing development. My house sat across the road from this development, and I got to witness firsthand the consequences of this.

The first time it rained after the trees were gone, the water in the creek by my house was so high that I lost several feet of bank, trees, and plants. I had to troubleshoot how to acquire landslide/flood insurance if an event like this happens again. There was so much runoff and garbage that it has permanently altered the flow and natural height of Crooked Creek. *The creeks that are in the proposed area for development feed into Eagle Creek Reservoir, and that is the water we all drink. **You drink that water too.***

I have an abundance of wildlife on my small property: deer, foxes, coyotes, beavers (yes, beavers!), muskrats, groundhogs, fox squirrels, red squirrels, chipmunks, moles, barred owls, every species of woodpecker native to this area, and just about every species of bird you can imagine. As they were cutting down the trees, I saw countless birds and mammals fleeing. I saw them terrified. I saw them before and after their homes were destroyed. I got to see them as they ran through my yard with their ears back and skittish. I got to see them visit my bird feeder, frantic and scared. I got to see pictures of all of them on my trail cams. I got to listen to them fight for a place to live with several less acres to call their own. I got to find the losers' bones.

Mind you, this all happened after a few acres, not 200 acres. The impact on wildlife will be incalculable. Who knows what lives in those woods - bobcats, coyotes, maybe larger predators that have successfully hidden from humans in that refuge? They will be pushed into places that are inhabited by humans and will cause problems for the city and animal control.

### LACK OF NEED

This development seems unnecessary. Currently, there is Traders Point Crossing, right against this area and it is cold, dead, and unused. There are several vacant storefronts in that development and in the surrounding areas. Perhaps, instead of building something shiny and new, those areas can be revitalized. You cannot undo the clear cutting a forest, which is evident by all of the decaying spaces that humans have created in the past, under the same auspices that you are presenting now.

The proposal states that it will have green spaces and trails. Those will be *manufactured* green spaces made by people who do not understand how nature works. You will allow invasive/non native plants to be grown that do not benefit our wildlife and pollinators. You will allow anything that tries to grow to be mowed down by the compulsion to have a pristine looking lawn. You will allow 200 acres to be treated with herbicides and pesticides that will run into streams and poison the water and everything growing down stream.

This will all occur after the land is clear cut and *sits dead for years* while the developers try to acquire the natural resources required to build what is proposed. I've been watching that with the housing development across the street, it's been years of dead trees laying there with nothing being built. Our world is dying, our supply chain is crumbling, and the harm that will come from this is greater than the good it could possibly do.

People who deeply love nature are not in roles like yours because we do not care about the world you wish to create for commerce. We oppose it. It is excess and it is hurting all of us.

I get that trees and critters can't pay taxes, but the greatest harm caused in this world is by people "just doing their job".

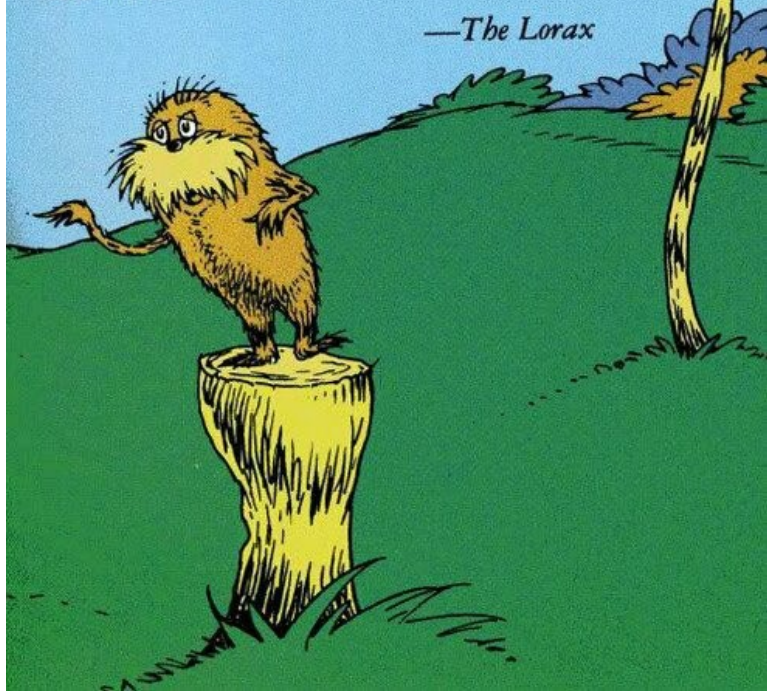
Think about what you're doing.

Alesia



UNLESS someone like you  
cares a whole awful lot,  
nothing is going to get better.  
It's not.

—*The Lorax*



## Blackham, Kathleen

---

**From:** debbiesc <debbiesc@comcast.net>  
**Sent:** Wednesday, July 26, 2023 3:53 PM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com  
**Subject:** Rezoning hearing for Ropkey-Beeler Farm development project

Good afternoon,

I have owned a home and lived in the W86th subdivision since 1998. I vehemently oppose the rezoning of the Ropkey-Beeler Farm area. I have many concerns regarding noise, decreasing of property values, and an increase of traffic on 86th street which is already a huge issue during rush hour. My largest concern with the rezoning and development project is the unwillingness of the developers to address most of the major concerns that the homeowners have who are living in the Trader's Point area.

Due to travel plans, I will not be able to attend the meeting tomorrow. If I didn't have a plane to catch in the early afternoon, I would definitely be there in opposition of the rezoning.

Thank you,

Debbie Steiman-Cameron

## Blackham, Kathleen

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**From:** Jennifer Christie <jennifer@indianaforestalliance.org>  
**Sent:** Wednesday, July 26, 2023 10:04 PM  
**To:** Blackham, Kathleen; DMDCCommunications  
**Subject:** Ref# 2023-CZN-814 and 2023-CVR-814  
**Attachments:** Pike Plan.pdf

**CAUTION:** This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Dear Ms. Blackham and MDC:

I am writing regarding Ref# 2023-CZN-814 and 2023-CVR-814 in Pike Township. I work with Indiana Forest Alliance (IFA) and am also a resident of Pike Township for almost 25 years. I plan to speak in remonstrance at the hearing tomorrow at the MDC.

We are deeply concerned about this proposal because it will impact ecologically sensitive areas, disturb wetlands, and affect important wildlife corridors. We analyzed and mapped the forests of Marion County and identified the 15 highest quality forests in the county, two of which are located in the vicinity of the proposed development; Eagle Creek and Fishback Creek are habitat for rare and endangered wildlife, migrating birds, and aquatic life who depend on this corridor to safely migrate through Indianapolis and around the busy highway of 465.

Destroying this mature forest and wetlands to build industrial structures, more concrete, and other manufactured spaces violates the integrity of the Indianapolis Comprehensive Plan, especially the land use, parks and resiliency elements. The Land Use Plan for Pike Township (adopted in 2018) identifies the area of this proposal to be large-scale park and agricultural preservation. Furthermore, it specifically identifies the property as an "environmentally sensitive area." We couldn't concur more with the MDC about this - as forest experts, we have also identified this area as environmentally sensitive. Now we ask you to honor your plan and assessment by preserving this forest ecosystem.

This mature forest cleans our air and water, stores and sequesters carbon, and protects our community from flooding. It serves as a natural barrier and refuge from the noise and exhaust pollution of I-465. It is part of our natural history and the historic area of Trader's Point. This forest is a prime example why the Indianapolis Council passed the *Urban Forest Protection and Carbon Credit Resolution* last December. Now is a moment to honor the resolution and the people of Pike Township by keeping this forest standing.

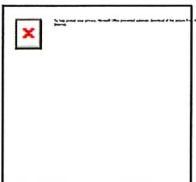
For your convenience, I have attached the Pike Township Land Use section of the Comprehensive Plan.

Respectfully,

Jennifer Christie

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Director of Development  
317.709.4289



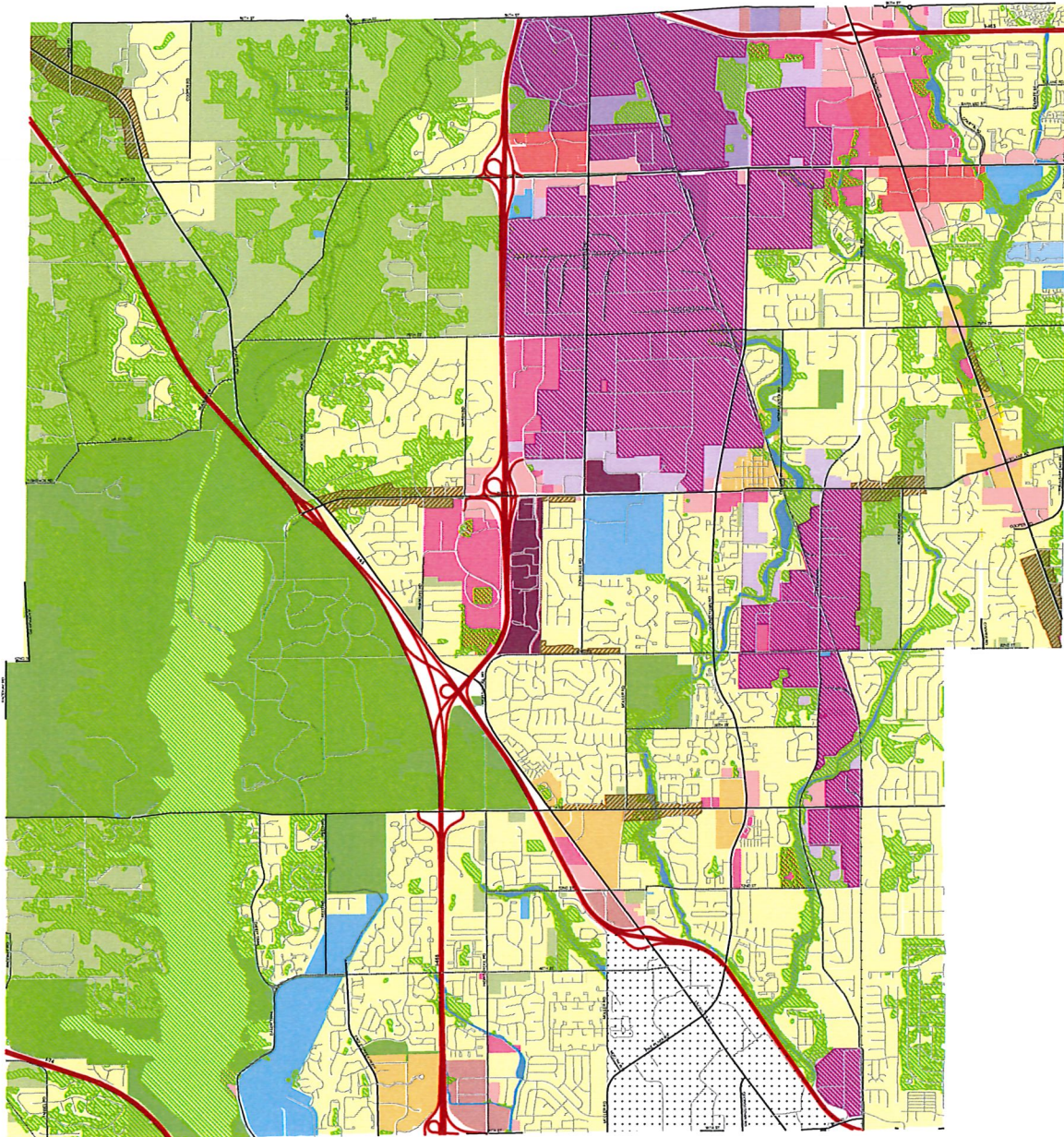


the  
**MARION COUNTY** **LAND USE PLAN**

A component of the Comprehensive Plan for Indianapolis and Marion County

ADOPTED BY THE  
METROPOLITAN DEVELOPMENT COMMISSION  
AS AN ELEMENT OF THE COMPREHENSIVE PLAN  
FOR INDIANAPOLIS AND MARION COUNTY

DECEMBER 5, 2018  
2018-CP5-R-007



## Land Use Map PIKE TOWNSHIP



### LEGEND

#### LIVING TYPOLOGIES

- RURAL OR ESTATE NEIGHBORHOOD
- SUBURBAN NEIGHBORHOOD
- TRADITIONAL NEIGHBORHOOD
- CITY NEIGHBORHOOD

#### MIXED-USE TYPOLOGIES

- VILLAGE MIXED-USE
- URBAN MIXED-USE
- CORE MIXED-USE
- INSTITUTION-ORIENTED MIXED-USE

#### WORKING TYPOLOGIES

- OFFICE COMMERCIAL
- COMMUNITY COMMERCIAL
- REGIONAL COMMERCIAL
- HEAVY COMMERCIAL
- OFFICE/INDUSTRIAL MIXED-USE
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL

#### OTHER USES

- AGRICULTURAL PRESERVATION
- LARGE-SCALE PARK
- LINEAR PARK
- FLOODWAY
- REGIONAL SPECIAL-USE

#### OVERLAYS

- ENVIRONMENTALLY SENSITIVE AREA (ES)
- TRANSIT-ORIENTED DEVELOPMENT (TOD)
- TOWN CENTER (TC)
- RESIDENTIAL CORRIDOR RESERVE (RR)
- INDUSTRIAL RESERVE (IR)
- AIRPORT VICINITY (AV)
- CRITICAL AREA (CA)

..... This plan does not apply to areas covered in dots.

The MARION COUNTY LAND USE PLAN consists of two major components: A Land Use Pattern Book and Land Use Maps. The Land Use Pattern Book is the written component of the Marion County Land Use Plan, and lays out the land uses, typologies, and overlays that are applied in the Land Use Maps. The Land Use Pattern Book is amended from time to time, is a separate document, which must be consulted in conjunction with the Land Use Plan Maps when evaluating or making decisions about land use and development.

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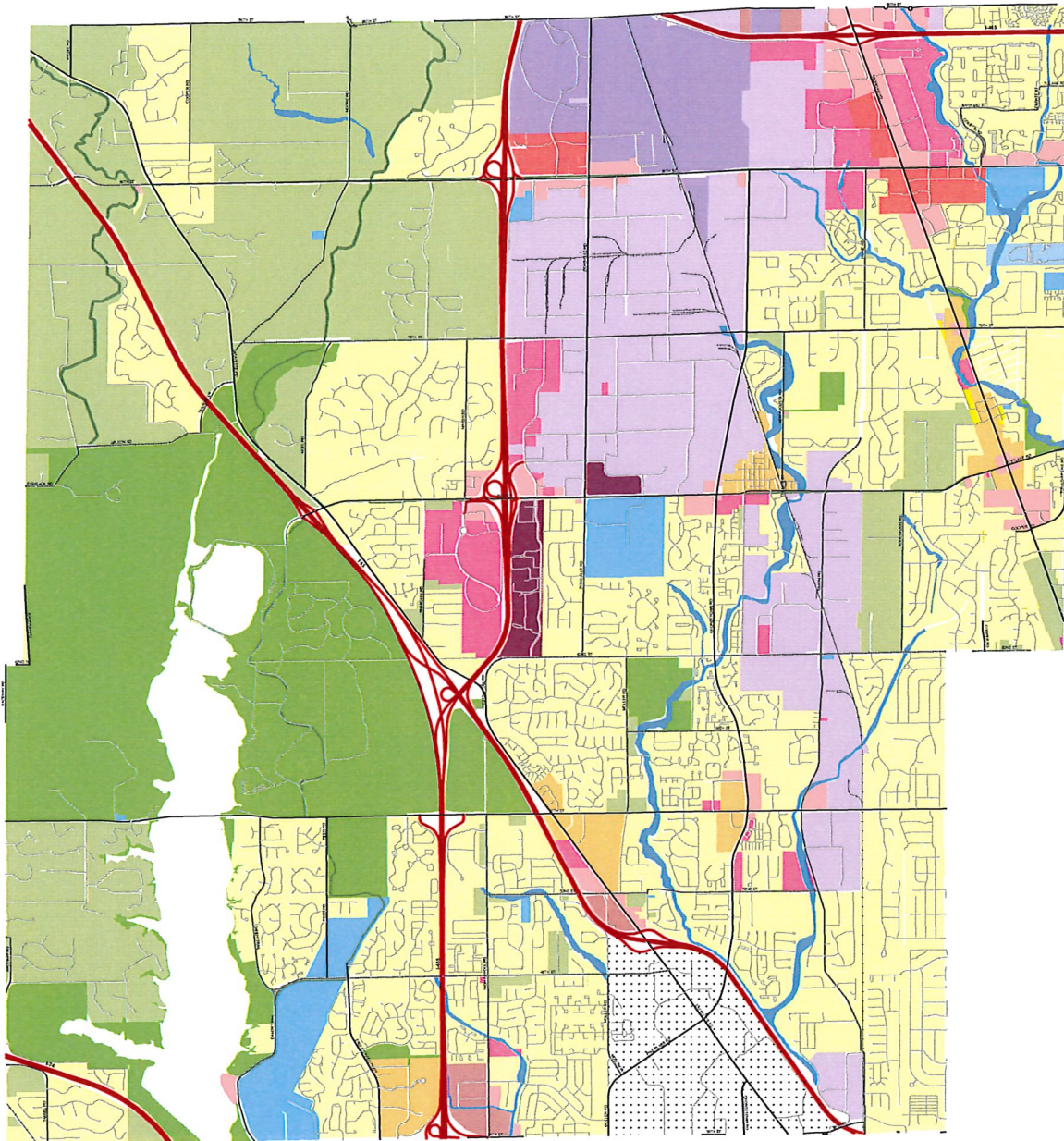


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**Land Use Map**  
PIKE TOWNSHIP - TYPOLOGIES/USES



**LEGEND**

- LIVING TYPOLOGIES**
- RURAL OR ESTATE NEIGHBORHOOD
  - SUBURBAN NEIGHBORHOOD
  - TRADITIONAL NEIGHBORHOOD
  - CITY NEIGHBORHOOD
- MIXED-USE TYPOLOGIES**
- VILLAGE MIXED-USE
  - URBAN MIXED-USE
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  - LARGE-SCALE PARK
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- OVERLAYS**
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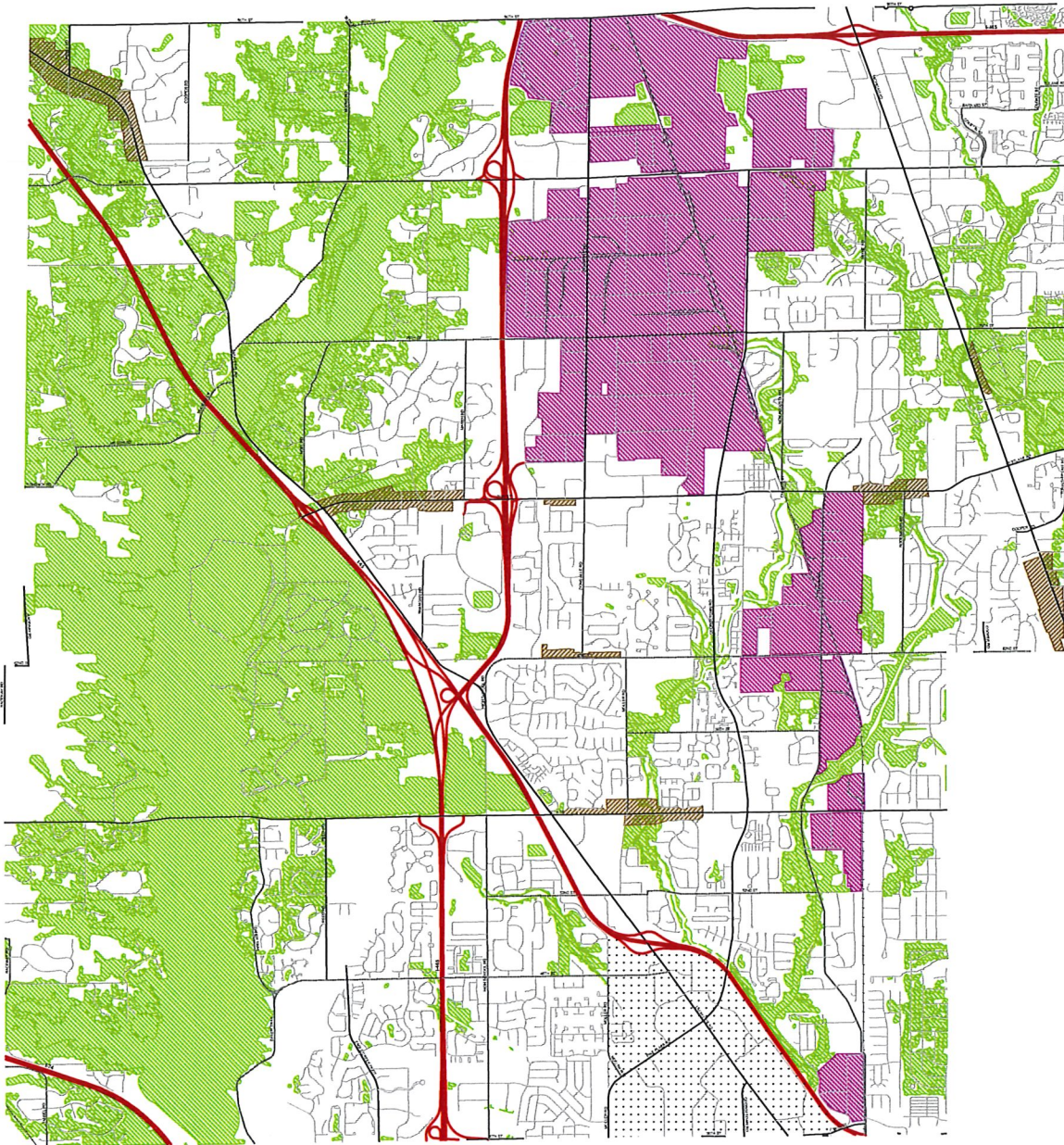
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## Land Use Map

PIKE TOWNSHIP - OVERLAYS



### LEGEND

#### LIVING TYPOLOGIES

- RURAL OR ESTATE NEIGHBORHOOD
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20 INDY 20

## **EAGLE CREEK PARK ADVISORY COMMITTEE**

July 25, 2023

Subject: Rezoning in Traders Point, Pike Township, Indianapolis

Greetings,

The Eagle Creek Park Advisory Committee is very concerned that the rezoning petition 2023-CZN-814, if approved and built according to its associated development plan, will cause future risks of flooding and degraded water quality to Eagle Creek Park and reservoir.

The site petitioned for rezoning is appropriately designated by the City as an environmentally sensitive area in low density neighborhoods. The rezoning will allow a large commercial mixed use development in the Traders Point area of Pike Township adjacent to Eagle Creek Park.

All of the water from the proposed rezoning site flows to Eagle Creek. Quantities of surface water runoff will increase from new large areas of impervious surfaces from roofs and pavement. Forest and wetland removal at the site will contribute to increased runoff. Construction activities will create multiple opportunities for increased runoff and sediment transport that will reach Eagle Creek. Increased runoff will affect the areas of Eagle Creek Park inundated from floods on Eagle Creek. Stormwater retention on the site will not decrease the new increased volumes of runoff to Eagle Creek from the site, only the duration of its release. Increased risks of flash floods from changing weather with more high-intensity storms will not be fully mitigated.

Long-term surface-water quality will be impacted by contaminants from commercial activities, vehicles, and accidents at the development. Eagle Creek reservoir is a public-water-supply source. Changes in the Eagle Creek watershed that could increase the frequency or size of harmful algal blooms in Eagle Creek reservoir deserve serious consideration.

In summary, we urgently ask the City to protect Eagle Creek Park and reservoir from the likelihood of floods and degraded water quality associated with the petitioned rezoning and its associated development plan. We support the City's retention of the current, correct zoning for this area in Traders Point next to the Park as a low density neighborhood in an environmentally sensitive area.

Respectfully submitted for the Eagle Creek Park Advisory Committee,

Martin Risch, Chairman, 2022-2023

## Blackham, Kathleen

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**From:** Jennifer Jett <jenniferljett@gmail.com>  
**Sent:** Saturday, July 29, 2023 7:16 AM  
**To:** Blackham, Kathleen; Robinson, Leroy  
**Subject:** Proposed development of 200 acres in Pike Township

Dear Ms. Blackman and Councilor Robinson,

I urge you to oppose the proposed development of 200 acres of primarily woodlands, wetlands and waterways in Pike Township. Having lived in Pike Township near Eagle Creek, at Butler University, in Broad Ripple, and near Fort Harrison, I have been fortunate to enjoy Indianapolis' tree havens and to understand how important trees, forests, and wetlands are to Indy residents and wildlife.

Indiana's forests and wetlands, marshes, bogs and fens perform vital ecological functions, including filtering water, absorbing heat and sequestering carbon. As Indiana and much of the world bounce between extreme heat and flash flooding, the last thing we need to do is to demolish nature's air and water cleaning mechanisms and replace them with more blacktop, concrete and reflecting glass that all contribute to additional carbon, heat and water run-off.

According to the Indiana Department of Natural Resources, each year, a wetland acre provides \$248 worth of water purification, \$2,270 worth of water storage and \$1,155 worth of erosion prevention. While Indiana's wetlands have dwindled to about 800,000 acres, this resource still generates a total value measured in billions of dollars for the state.

Wetlands also absorb massive amounts of falling rain, which can mitigate flooding. The now-frequent downpours that ravage the Midwest annually also bring torrents of incredible financial, infrastructure, and emotional damage. In addition, building in areas that nature intended to be wet, puts even more people and property at risk of flooding. Individuals, governments, non-profits, and insurance companies all pay a lofty price when there are floods.

Looking beyond our state to international experts, a study released this spring ahead of the United Nations Water Summit held in New York, indicated that restoring freshwater systems such as wetlands should be a priority. According to the study, the world is facing an imminent water crisis, with demand expected to outstrip the supply of fresh water by 40% by the end of this decade. With only 6.5 years left before this dire projection, protecting and expanding wetlands and clean waterways is an urgent investment in our future, locally and beyond.

In 2021, I had the privilege of volunteering at Little River Wetlands Project in Fort Wayne. I came to see and understand first-hand how precious Indiana's parks, forests, wetlands are. Forests and wetlands are full of life and diversity - from endangered Monarch butterflies to Indiana bats, not to mention the myriad turtles, frogs, fish, birds, insects, trees, grasses, and flowers. Forests and wetlands are not sticks and muck that should be overlooked for the sake of more, more, more development. Forests and wetlands are the foundation to ensure that we actually have a future to look forward to.

I thank you for your support of our collective future through your denial of this proposed development in Pike Township.



Sincerely,  
Jennifer Jett

## Blackham, Kathleen

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**From:** Kelsey <dkwinberg@comcast.net>  
**Sent:** Monday, August 7, 2023 12:41 PM  
**To:** Robinson, Leroy  
**Cc:** Ray, David M.; Potts, Keith; Osili, Vop; Oliver, William; Mowery, Brian; jessica.mccormich@indy.gov; Mascari, Frank; Lewis, Maggie A.; Larrison, Jason; Jones, Kristin; Jackson, La Keisha; Hart, Michael-Paul; monroegraysjr@gmail.com; Graves, Keith; Evans, Jared; ethanevans4indy@gmail.com; mike.dilk424@gmail.com; cristalee1986@gmail.com; Brown, Ali; Boots, Dan; Barth, John; Bain, Joshua; paul.anneed23@gmail.com; zach@adamsonforindy.com; s29@iga.in.gov; Blackham, Kathleen; h86@iga.in.gov; ptr1972@aol.com; Madeleine.Easley@mail.house.gov  
**Subject:** Re: Case #2023CZN814

*Councillor, I hope you've had time to consider the issues raised on July 27 by the neighbors impacted by the proposed rezoning at Marsh Road and W. 79th to W. 86th Street.*

*I'm having a difficult time understanding the need for additional commercial and retail space in this area.*

*With all the vacant property in areas already zoned commercial, it seems redundant to add more...Intech Park, for example, has a lot of vacant property south of W. 71st along I465. Intech, plus Park 100, has a multitude of vacancies throughout its existing developments. And we can all see the existing retail vacancies in Traders Point at W 86th, east and west of Zionsville Road.*

*Then there are the many existing hotels within I'd say three miles of the proposed hotel at W. 86th and I465. Two exist at Intech Park with a new one under construction. One on W. 71st near Zionsville Road, one on Woodland Dr., one on the southeast corner of W. 71st and Corporate Drive. I've probably missed a hotel or two but suffice to say there is a multitude of existing hotels.*

*You already know the issues we've had with truck traffic and afternoon car traffic on Marsh Road. When Park 100 employees leave work at 3:30, it's very difficult to safely get out of our neighborhoods. Woods at Traders Point in particular sits at the top of a hill and it's impossible to see cars coming from the swales in both directions. Adding a thousand cars a day to that is downright dangerous, on a road meant to handle light, local traffic.*

*I suspect I don't need to reiterate the presentation about threats to water quality in Eagle Creek reservoir.*

*Please, please listen to your constituents in these neighborhoods. Your opposition to this rezoning is critical to help us keep the zoning as the city planners intended as recently as 2019.*

*Thanks for your consideration,*

*Dave & Kelsey Winberg*

On Jul 23, 2023, at 6:24 PM, Kelsey <dkwinberg@comcast.net> wrote:

Dear Council members, Councilman Robinson, Kathleen Blackham, Senator Ford, Representative Delaney, Representative Carson,

I am a resident of the Traders Point area. Since the general public and those affected by Case #2023CZN814 (the Kite/Ropkey property, proposed developer Cornerstone) do not really have a way to fully express our concern with this proposed development, I wanted to share my thoughts and concerns with you in a letter/email.

To be clear, we are not opposed to development, but we are opposed to development that hasn't been thoroughly analyzed based upon facts (not just a developer's word). In this case, Cornerstone is requesting a zoning change from residential to commercial. This proposed development request is a perfect example, in my opinion, of not having enough facts to make a determination and, thus, a zoning change. Available funding from the city/state, data to analyze environmental and drainage issues, and occupancy data are all lacking in this review.

Our community has attempted, in good faith, to work with Cornerstone, and they have been invited to multiple neighborhood meetings to share our concerns and provide ways to compromise. Cornerstone has effectively ignored our input and suggestions. In some part, this seems to be due to the fact that they have no current (or at least shared) commitments to occupy the space nor will they have until build out potentially begins. My greater concern is my belief based on meetings they have attended through PTR that they really don't seem to care and are just "throwing everything in and see what shakes out". There has certainly been no unified approach to this development.

Cornerstone has told us that the proposed development will "provide a live/work/play element to an area in demand for commercial, hotel, retail and housing uses" and will be "one of a kind, never before seen development". This "concept" has certainly been successful in Carmel but would not be successful in our area on a small 200 acre plot. All we see in our area, as far as commercial, are struggling retail/commercial/hotels (Kite's Traders Point shopping area) on the other side of the interstate, within walking distance from the proposed development. We all know that the world has changed since 2020....some retail/commercial has rebounded but some has not and never will in terms of office space use, etc. The question is will they come to occupy this space or won't they? We don't want our area to be the guinea pig for that answer. There are many other areas better suited for this kind of development and many areas which could benefit from it and actually thrive from it. This is not one of them and I personally do not want to see that precedent set for our area.

Extensive road work will be necessary to accommodate traffic going in and out of the proposed development and added to both 79<sup>th</sup> Street and 86<sup>th</sup> Street as well as the Marsh Road extension. Cornerstone has proposed a roundabout on 86<sup>th</sup> Street but has also stated that they will not fund any of the road improvements. As a result, the city or state will be funding it and ultimately the taxpayers. How is it that the city/state may be willing to spend millions on roads/roundabouts for Cornerstone as the developer and ultimately Kite as the seller? Again, no funding has been approved or contemplated by the city/state as far as we know.

The extension of Marsh Road through the proposed development would be very challenging for all of our neighbors along Marsh and 79<sup>th</sup>. The added traffic, both cars and large trucks, would destroy roads that are simply not built for the additional levels of traffic or types of traffic it will inevitably bring (as referenced in their own traffic study that describes increased use of the Marsh Road extension as a relief to traffic on Connaroe and Moore Roads). Ultimately, again, city/state/taxpayer funds will be

needed to widen or upgrade or both. And again, no funding has been approved or contemplated by the city/state as far as we know.

When we asked to see Cornerstone's environmental and drainage analysis, we were told that these studies would not be completed prior to the zoning request approval because "the cost was too great" for them to commission it. The neighborhoods then offered to complete a thorough environmental and drainage analysis for Cornerstone but were denied access to the property. As a result of the access denial, the neighborhoods have commissioned our own traffic study review, environmental analysis, and drainage analysis with the idea that the specialists can do the best job possible, with limited access, but at least some facts would be available to analyze the full scope. Those reports are in process right now. This obviously costs a great deal of money out of our pockets (which Cornerstone is unwilling to do), but our community, our home values and our peace of mind is that significantly important to us. I hope it is to you all as well.

This property is certainly not a one of a kind property in Pike Township or in Marion County, but it is one of the remaining special ones with wetlands, water shed, species of protected bats, etc. In 2019, under the Plan Indy, the city planners designated this area as environmentally sensitive. Their overlay was intended for this area specifically because of the high quality woodlands, wetlands, and other natural resources to be protected. The purpose was to prevent potential damage to these resources caused by development. I assume at that time that the planners completed extensive research and analysis prior to finalizing this master plan and I assume that it was based on the current zoning. How can one zoning change request from Cornerstone negate all of the prior cost and work by city planners?

If this zoning change request were to be approved, it seems as though the wants and needs of Cornerstone/Kite are being put ahead of us....your constituents, your neighbors and your community. To make a decision to change the existing master plan without sufficient analysis of traffic, environmental, drainage, occupancy levels seems to me to be not only illogical but almost bordering on favoritism toward Cornerstone and Kite. I understand that this development could potentially bring greater money to the city as commercial property instead of residential, but it would be to the detriment of the community and your constituents. We all built and bought homes here based upon the city's master plan, which calls for this property to be zoned residential. We agree with the residential zoning designation. Our homes are investments for us and ones we have worked hard to afford and maintain. The addition of retail, multifamily, a 90 foot hotel and any other structure that would be allowed under the commercial zoning, is not consistent with both the City's master plan and our community. If additional research and analysis is completed, I hope you will find the same conclusion.

Thank you for your time, for your consideration, and for your efforts to support the wants and needs of your constituents.

Sincerely,

David & Kelsey Winberg  
Brennan Woods subdivision (79th & Marsh Rd)  
6534 French Ct

Indianapolis, IN 46278

July 21, 2023

Metropolitan Development Commission  
Ms. Judy Wertz-Hall, Hearing Examiner  
200 E. Washington street  
Indianapolis, IN 46204

Ms. Wertz-Hall,

It was brought to our attention recently that a company wants to develop the property west of I465 between 79<sup>th</sup> and 86<sup>th</sup> Streets.

As residents in this area, we are strongly opposed to this plan. I point to recent history for justification. The Traders Point development (which is slightly north of 86th St. @I465) also was built with much of the same enthusiasm and promises of “upscale” businesses. Instead, it has been a sad story of failed retail and restaurant ventures. That developer could not replace a bankrupt Marsh store, despite the new and modern structure. The developer ended up razing that building. The list of failed businesses is quite long and distressing. The same is true for many other ventures on 86<sup>th</sup> Street between I465 and Zionsville Road.

Additionally, the smaller development at 71<sup>st</sup> street west of I465 has suffered a similar fate. It is clear this area is saturated with the type of businesses currently proposed for the undeveloped land. It is unlikely this new development would reverse the trend. How many “upscale” developments overlook an interstate?

From an infrastructure standpoint, 86<sup>th</sup> Street cannot handle the additional traffic volume as it currently exists. It is already overused by commuters transiting to and from Hendricks County. It would require substantial widening and traffic signals which would ruin the current bucolic and desirable livability.

It is obvious the developer wants to sell the property to maximize its profits at the expense of residents. It's what they do. Shamelessly. The problem is that this area is already overdeveloped. Despite promises of undefined “upscale” businesses, there is no evidence to suggest this development would perform better than every other recent development within the same small radius. Bankrupt businesses and shuttered

buildings do not provide tax revenue, but the developer will have already profited and moved on to the next project.

The proposed development will have a negative impact on the thousands residents who chose to live here because of its quiet and country-like environment. It is a unique and increasingly rare type of area in Marion County that should remain as it was originally intended.

Please do not allow this proposal to pass.

Sincerely,

James F. Mulder

Judith A. Mulder

## Blackham, Kathleen

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**From:** Lori Perdue <lori@indianaforestalliance.org>  
**Sent:** Thursday, July 27, 2023 9:49 AM  
**To:** Blackham, Kathleen  
**Subject:** 2023-CZN-814 and 2023-CVR-814

Ms. Blackham,

I am writing to you today to stand as a remonstrator against petitions 2023-CZN-814 and 2023-CVR-814 in Pike Township. I am the Director of Forests For Indy, a data-driven urban forest protection campaign of the Indiana Forest Alliance that was developed in tandem with Indianapolis' existing plans, ordinances and guiding documents.

A few notes to which I think you should give heavy consideration about this petition.

1. The amount of forested acreage included in this request is large. Nearly 64 (63.84) acres of wooded habitat is threatened, and
2. Nearly 65 acres (64.8) are designated as wetlands or a recognized body of water.

Doing that math, nearly 130 (128.6) acres of this proposed 200 acre project will directly impact ecologically sensitive land, including mature forests and significant wetlands.

3. Parcel #6038760 all 39 acres are listed as wooded, wetlands or water
4. Parcel #6011852 contains an Historical Landmark (the Cotton-Ropkey House) the developer wishes to sell the building for \$1 with the stipulation that it will need to be removed from the property.
5. Included in this request is a variance from development standards to allow for building heights that are outside even the requested rezone guidelines. They are asking for permission to construct 90 foot tall buildings (9 stories) when 45 feet heights are the maximum allowable under the zoning they are requesting. Please note that the variance request doubles the maximum height of buildings and that the request is plural, meaning they plan to construct multiple 90 foot tall buildings on or adjacent to ecologically sensitive land.

Indy's planning documents are promises of thoughtful growth made to the residents of this city. As you have heard today, this section of land was set aside in the Indianapolis Comprehensive Plan for expansion of Park Lands. As a community, we have a duty to safeguard the legacy of our forested land, our wooded acres and our greenspaces. I urge you to keep your promises to the people of this city, honor the Plans and deny this petition for a rezone of valuable natural spaces.

Thank you for your consideration in this matter.

Best Regards,

**Lori Perdue**



Director, Forests For Indy

Indiana Forest Alliance

cell:(317)902-8221

[lori@indianaforestalliance.org](mailto:lori@indianaforestalliance.org)



**Blackham, Kathleen**

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**From:** Toby Ringle <toby@ringle@mac.com>  
**Sent:** Sunday, August 6, 2023 9:03 PM  
**To:** Robinson, Leroy; Osili, Vop; Blackham, Kathleen  
**Cc:** PTR1972@aol.com  
**Subject:** Opposition to Crossing at Traders Point

Hello,

This email is to provide my opposition to the proposed development of Crossing at Traders Point.

As a resident of the Traders Point neighborhood, this development will have negative consequences for all of us who live here.

For many of us, our homes are the largest financial investment we will make in our lifetime. And changing this large green area zoned as residential to a commercial development will have consequences for all of us residents....none of which are positive.

Thank you in advance for your consideration.

Toby Ringle  
7231 Chablis Ct  
Indianapolis, IN 46278

## Blackham, Kathleen

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**From:** Schoon, Paul G <pschoon@iupui.edu>  
**Sent:** Thursday, July 27, 2023 2:06 PM  
**To:** Blackham, Kathleen  
**Subject:** Rezone

July 21, 2023

We are writing in opposition to rezoning of land outside of I-465 and south of West 86th. Please keep this land zoned for residential use.

Paul Schoon

Suzi Schoon

Indianapolis, IN 46278

Sent from my iPhone

## Blackham, Kathleen

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**From:** penguinet111@gmail.com  
**Sent:** Friday, July 28, 2023 6:56 PM  
**To:** Blackham, Kathleen  
**Subject:** Indianapolis' last remaining forests

July 29, 2023

Dear Mayor Hogsett and Ms. Blackham,

I am writing to you because I am concerned about the potential loss of approximately 52 acres of forests and wetlands in three locations in Indianapolis. These are not the only areas up for grabs by developers, but they are very important to the central Indiana area due to the age of the trees, the value of the wetlands and the wildlife that has called these places home. I am not going to tell you why trees and wetlands are important. You already know that. What I do know about you is you support conservation and right now, you can prove that by requesting the city of Indianapolis include in the 2024 budget, funds for acquiring these three properties so they can not only be protected, but enjoyed by central Indiana/Indianapolis residents as greenspace and natural parks without ball fields and lights. Nature needs to be kept natural.

The first area of concern is located north of 86<sup>th</sup> St. across from North Central H.S. This area is 10.8 acres and is the last forest in the Nora neighborhood. The second area has 21 acres along Goose Creek in Decatur Twp. This forest is considered an old growth forest as it has not been logged before Indiana was settled. Last but not least is a 20 acre site in Warren Twp. between Arlington Ave. and Emerson and north of I-70. Indianapolis is interested in buying this particular property, not to save the trees, but to replace the trees with a huge parking lot for city vehicles. Seeing how this site has woods, wildlife and nature already living there, don't you think it would be a greater asset for the surrounding neighborhoods to save it for a park? Of course, it might be beneficial to put in a small parking lot and even a trail.

These areas have a much higher value for the city than monetary. There is always room for more greenspace and nature. There can never be too much, but there can be too much of the same development, which is seen not only in Indianapolis, but also in Carmel, Fishers and Westfield. There really is no need for more of the same.

Many central Indiana residents have stated the need for more parks, places to sit and enjoy the peace of nature.

No clear cutting and destruction, please. Ask for funding to purchase the "last trees standing" in the Indianapolis area. Some things are more important than money and development.

Thank you  
Nancy Tatum

Subject: Urgent Action Required - Proposed Zoning Change Threatens Our Community

Dear Mayor Hogsett,

7/19/2023

We are writing to express our deep concern and frustration regarding the proposed zoning change for the property at 6419 West 86th Street and the surrounding 200-acre area in Indianapolis. As a member of the Gordon Acres neighborhood, we want to bring to your attention the alarming consequences that this zoning change could bring if not decisively addressed.

Our neighborhood was taken aback when we learned that potential developers were seeking a zoning change from D-A, D-1, and D-2 to C-S, along with a variance for a 90-foot tall building(s). The state's comprehensive zoning plan clearly designates this area as agricultural or residential, leaving us bewildered as to why such a significant deviation is being considered.

We have done our due diligence and prepared a well-thought-out vision for a development that could possibly be acceptable to our community – see below. However, our attempts to engage with the developers and share this vision were met with complete silence. It is deeply disappointing that the developers have shown no interest in collaborating with us, their future neighbors, on a project that could significantly impact our lives.

At a meeting facilitated by the Pike Township Residence Association (PTRA), our hopes for constructive dialogue were again disappointed. The lack of transparency and evasiveness from the developers regarding crucial concerns such as traffic management, drainage solutions, and the specifics of the development left us feeling disillusioned and ignored. The proposed "spine road" connecting Marsh Road to 86th Street was presented as a high-speed thoroughfare, directly impacting our peaceful neighborhood.

Despite PTRA's efforts to encourage more open communication, the second meeting was no different. The developers failed to provide satisfactory answers or reasons to convince us that this rezoning would benefit our community in any way. It is evident that they are more interested in pushing their own agenda than engaging with the community they seek to enter.

As our elected government representative, we implore you to take immediate and assertive action against this ill-conceived zoning change request. We need your unwavering support to uphold the state's comprehensive zoning plan, which has been put in place for a reason - to preserve the integrity and character of our neighborhoods.

We cannot afford to let commercial interests override the well-being and safety of our residents. We fear that approving this rezoning will only open the floodgates to further detrimental changes to our community.

Please stand with us and represent the voices of the people you were elected to serve. This is a critical moment, and we urgently need you to take a firm stance against the proposed zoning change and protect the interests of our community.

Thank you for your attention to this matter. We look forward to hearing about the actions you will take to defeat this request for rezoning.

Sincerely,

Ray and Lucinda Wilson

6448 Blossom Lane

Indianapolis, IN 46278

[Rwwilson6448@gmail.com](mailto:Rwwilson6448@gmail.com) [lmwilson@butler.edu](mailto:lmwilson@butler.edu)

317 408-74198

## Vision for Ropkey Property      6419 W 86<sup>th</sup> Street

Our ideal best use for the Ropkey property is for it to be a nature park. And our second desire would be for high-end homes. However, since that may not be the ultimate result, we would like to hold the owners and developers to their stated intent. "We understand the importance of a site of this caliber in Marion County and have high expectations for what the site can be." Residents of Gordon Acres and Pike Township also have a vision and expectations for this tract of undeveloped land.

So here are some of our expectations and a vision for a development that will be an example to other developers in the city, the state, or even the nation of how to incorporate the community into the development.

We see a development that integrates the surrounding neighborhoods into the development. By that we mean, that many of the people who work at the development will live in the nearby neighborhoods so they can walk or bike to work, and that decisions made in the development and continued operation of the development will integrate the wellbeing of the surrounding neighborhoods. All the new structures will be unique and architecturally interesting, not simply big rectangular standard developer buildings (think Columbus, IN). All the tall buildings planned will be on the eastern half of the property near the interstate highway, and all of them covered with solar panels. The parking lots will to be shaded with overhead solar panels as well. It is important that all of the buildings be LEED- and Healthy Building-certified. In a key step to resiliency, we would like this property and surrounding neighborhoods to be part of an integrated electrical microgrid, so if power is lost to much of the city, this entire area will continue to have electric service. Any traffic that results from the development must be slowed and quieted so it is not intrusive to the existing neighborhoods. We don't want the extension of Marsh road to become a thoroughfare to 86<sup>th</sup> Street. Traffic on this property must be out of sight to adjoining neighbors.

A significant area of open space will be carefully landscaped with native prairie plants and trees, so that the bird population will still be attracted to the property, particularly around the edges of

the property and the lakes. Rain gardens incorporated into the property will take the place of the present wetlands and help retain heavy rainfalls. Broad paths will provide for workers and neighbors to walk, cross country ski, and bike in safety. And, ideally, property will be set aside for neighbors and workers to plant vegetable gardens, along with a special layout for community picnics and regular summer band concerts and other musical events. The outdoors and indoors will have art in abundance.

This development can easily have the feel of a college campus. If there are medical facilities, we would like them to take on the feeling of a mini-specialty Mayo clinic. If there is manufacturing, it should be high tech, clean and quiet. Neighboring communities will be able to walk or bike to the nearby Traders Point shopping area where there will be good restaurants, a grocery store, and a movie theater. The property will be a place of comfort, respite, and creativity.

We can see this whole area of the city becoming a special place because of this development. It will be supportive of the Pike Township schools, local businesses and the library. Perhaps it with a sister, Intech Park, will be the example we envision for other developers in the city, the state, and indeed the nation of how to construct a development in the right way, where families come to live and thrive.

**If the developers and the city commitment to what is in this vision, we believe there would be less resistance to the proposed rezoning and variance that have been requested.**

### **Commitments and Desires for Ropkey/Beelar Property Development**

1. We will not see or hear traffic from the spine road from our back yards. We require traffic calming methods for traffic on the spine road.
2. There will be no vehicular access to Gordon Road or Blossom Lane from the development property.
3. Designs and provisions will be made so that increased traffic will not encumber normal and efficient access from Blossom Lane onto Conarroe Road, 79<sup>th</sup> Street, Marsh Road, or 86<sup>th</sup> Street.
4. All the new structures will be unique and architecturally interesting, not simply big rectangular standard developer buildings (think Columbus, IN). All the tall buildings planned will be on the eastern half of the property near the interstate highway, and all of them covered with solar panels. These stipulations must be written into any subsequent property sales. We want buildings to be LEED - and Healthy Building-certified.
5. All parking lots will be covered with solar panels.
6. The total development will be built to reduce CO<sub>2</sub> emissions (Carbon neutral)
7. All drainage from the site must be retained and controlled and not flood nearby neighbors' properties or roads. Rain gardens incorporated into the property will enhance the present wetlands and retain heavy rainfalls.

8. Since we are on wells for domestic water supply, we cannot allow the development to affect the availability or the level of the ground water table.
9. Property will be set aside for neighbors and workers to plant vegetable gardens, along with a special layout for community picnics and regular summer band concerts and other musical events.
10. The outdoors and indoors will have art in abundance.
11. Broad paths will provide for workers and neighbors to walk, cross country ski, and bike in safety.
12. Neighboring communities will be able to walk or bike to the nearby Traders Point shopping area.
13. We need assurance that no diseases or chemicals will be released from the property owners and operators that would be harmful to the neighbors.
14. Fishing will be welcome at the lakes.

Gordon Acres Neighborhood

## Blackham, Kathleen

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**From:** Richard Bartick <indyrjb@gmail.com>  
**Sent:** Tuesday, July 25, 2023 12:38 PM  
**To:** Blackham, Kathleen  
**Subject:** Zoning for Beeler/Rupkey

Dear Ms Blackham,

My wife and I have been residents in Normandy Farms since 1985. In that time we have seen commercial development very close to our home. I will not bore you with the many reasons why we are opposed to the rezoning issue before us. I know you have received many letters from residents eloquently presenting their objections. We join them in opposing the rezoning and respectfully ask that you consider our position on this issue.

Sincerely,

Richard and Virginia Bartick



## Blackham, Kathleen

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**From:** ANTHONY BUZZETTI <anthonybuzzetti@comcast.net>  
**Sent:** Saturday, July 22, 2023 2:12 PM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com  
**Subject:** Ropkey-Beeler Farm Zoning

Ms. Blackham,

My family has lived in West 86th Street since 1995. Throughout that time, we have seen many changes in our area. Most are good changes. The Trader's Point Shopping Center on W 86th Street has been a nice addition to our community. Over the years it has had its trials. We have lost a number of businesses in that commercial area and have a number of empty storefronts and areas where buildings have been removed. There have been a couple of hotels that have been built but they tend to be filled with "Stay by the week" type of people that use it as a part-time home.

We are concerned about the proposed development listed above. Here are a few reasons for our concern:

- The population west of I-465 has not increased over the past 10-15 years. This means that there is no increase in need, from a population standpoint.
- We have a struggling commercial development across the highway that may fail due to this expansion.
- If the Trader's Point Shopping Center fails, it could lead to poorer quality services and restaurants. This leads to increased crime and decreases real estate values.
- Water quality is of utmost importance. We feel that this development could lead to water quality issues for the entire city and run-off issues for local residents.
- West 86th St is a major artery for residents of Brownsburg traveling to and from the city. Congested traffic in this area has already caused a multitude of accidents, some with personal injury.
- Wildlife in this area need protection from this form of expansion. This development will displace countless wildlife inhabitants.

In short, we feel that commercial development of this area is ill advised. This area is perfect for residential development that would help local businesses and give excellent access to I-465 for new residents. Please do not let the lure of tax base and urban expansion destroy our peaceful home.

Regards,  
Anthony Buzzetti

**Blackham, Kathleen**

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**From:** jkbf@aol.com  
**Sent:** Friday, July 21, 2023 7:14 PM  
**To:** Blackham, Kathleen  
**Subject:** rezoning and variance cases of 2023-CZN-814 and 2023-CVR-814

July 21<sup>st</sup>, 2023

Indianapolis Planning Commission  
Hearing Examiner  
Ms. Wertz-Hall

Dear Ms. Wertz-Hall,

I am a property owner on West 86<sup>th</sup> Street, writing in opposition to the proposed development on West 79<sup>th</sup> Street to 86<sup>th</sup> Street with the rezoning and variance cases of 2023-CZN-814 and 2023-CVR-814.

The Kite design, in my opinion, is an attempt to fit a square peg in a round hole – not sensible and not cost effective. The city of Indianapolis will bear the costs and future burdens of this development.

**Water retention design and costs to taxpayers**

Climate change and 'rain bombs' have rendered the traditional '100 year flood' statistics and water retention designs obsolete. The proposed change of the sponge like hydric soils/ wetlands/ forests/ open fields to hard surface will lead to increased runoff and flooding of downstream waterways.

The retention as designed is based on old standards. The reliance on past rainfall amounts is wrong. Doing so will result in the loss of soil, addition of erosion, and silting downstream. Additional water loads mean stream changes with overflow in future downpours. Additional amounts of silt will be carried downstream to Eagle Creek Reservoir.

Since construction, Eagle Creek Reservoir has become shallower due to siltation. Each year it holds less water. Each year, fertilizer runoff from developments adds nitrogen that increases the growth of toxic blue-algae.

Each year Citizens Energy spends increasing amounts of money to remove silt and eliminate toxins. This cost is passed on to rate payers -- homes and businesses. The Reservoir is a critical resource for Indianapolis.

**Transportation and road design and the costs to taxpayers****Marsh Road**

In public meetings the developer has stated there is a plan to include runabouts to handle the increased traffic from Marsh Road to the south and from 79<sup>th</sup> Street to the east.

He has further stated that semi-trucks will not be using the 79<sup>th</sup> Street access to that area designed by him to be commercial. How do commercial properties receive their supplies? A quick look at the Kite development at Nora belies his statement. The backside of this commercial strip shows shipping containers, large trucks, and loading areas with doors sized for semi-trailers. There will be an increase of semi and box trucks feeding supplies from I-465 to this intersection via Marsh Road and 79<sup>th</sup> Street.

### Road construction costs to Indianapolis

As for the increased traffic, one question is: does the cost of access to development and the public road infrastructure rest on the developer or on the taxpayers of Marion County? Who is paying for the roundabouts?

Marsh Road from 71<sup>st</sup> Street to 79<sup>th</sup> Street is residential. The road is barely two-way with steep drop-offs in some areas. If this development proceeds, the widening of Marsh will be inevitable. This is also true of 79<sup>th</sup> Street east of the development. And this stretch of 79<sup>th</sup> has a bridge over I-465. That bridge will also need to be redesigned and widened (note past changes in the overpass bridge on 96<sup>th</sup> Street between Spring Mill and Ditch). Who pays for this increased traffic and subsequent changes? Will the proposed design cause more traffic accidents?

Will the residential neighborhoods along Marsh Road have reduced access to Marsh Road due to traffic congestion? Will existing home developments need traffic lights or 4 way stops in order to accommodate residential traffic? Additional roundabouts?

79<sup>th</sup> Street west of Marsh Road will need to be rebuilt. Currently there are no shoulders in some areas as the ground drops off sharply from either side. And what about Noel Road where it intersects 79<sup>th</sup>? There is a steep hill before 79<sup>th</sup> Street it levels out over Eagle Creek. With the increased traffic between Lafayette Road to Marsh Road, Noel Road and the bridge over Eagle Creek will become increasingly hazardous.

A truck bringing supplies from the north or from the airport will exit I-65 at 71<sup>st</sup> Street and choose to go the less congested route to the new development by way of Lafayette Road to 79<sup>th</sup> Street. This section of 79<sup>th</sup> is dangerous in icy conditions. It is not engineered for truck traffic.

### 86<sup>th</sup> Street impacts

What impact will there be on the adjacent neighborhoods when Marsh Road becomes a thoroughfare from 71<sup>st</sup> Street to 86<sup>th</sup> Street?

The extension of Marsh at 86<sup>th</sup> Street is problematic. This is not a flat area. The ground falls off to the north, northwest, and west. A roundabout design here would require a significant regrading with attendant massive changes in drainage. The City will need to construct additional retention structures while being certain that the extension of Marsh is not built with a sharp gradient to 86<sup>th</sup> Street.

The proposed roundabout on 86<sup>th</sup> Street will interfere with existing traffic coming from the east. Currently there is a bottleneck of traffic on West 86<sup>th</sup> Street from I-465 to the bridge over Eagle Creek. Going west from the I-465 exists, 86<sup>th</sup> Street narrows at the same time a right turn lane feeds Greenridge Drive to the north. With the addition of a roundabout just to the east and uphill cause chaos? Will 86<sup>th</sup> Street need to be widened, at least as far as Moore Road?

Is the Kite design appropriate for these two properties? Previously this area was marked environmentally sensitive. The existing, surrounding properties are low density residential properties.

It is not the responsibility of the taxpayers of Indianapolis to bail out a developer for having chosen the wrong site for a commercial development.

Yours,  
Judy Brown Fletcher (Mrs. Stephen W.)  
8111 Spring Mill Road  
Indianapolis, IN 46260  
[JKBF@AOL.COM](mailto:JKBF@AOL.COM)  
The Metropolitan Development Commission  
Ms. Judy Wertz-Hall

## Blackham, Kathleen

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**From:** Steve Gillman <gillman.s.c@gmail.com>  
**Sent:** Friday, July 21, 2023 4:16 PM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com; Jones Steve; Gillman Cindy  
**Subject:** Opposition to West 86th St. Rodkey-Beeler Farm Development

Kathleen,

I am writing to express our adamant opposition to the rezoning of the property mentioned above based on the unwillingness by the developers to negotiate on some reasonable requests including building heights (90 ft.), excessive rental properties, clarity of "high end" properties, traffic considerations, etc.

My family has lived in West 86th Neighborhood for over 30 years and do support well planned economic development. We would support this additional biotech hub development IF the developer would work with the neighbors in the vicinity to ensure that appropriate considerations are included in the master plan and design.

Thank you for understanding our concerns,

Steve and Cindy Gillman

Steve Gillman  
317-370-4974  
gillman.s.c@gmail.com

## Blackham, Kathleen

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**From:** Pamela Guerrero <pameguerre19@hotmail.com>  
**Sent:** Monday, July 24, 2023 6:14 PM  
**To:** Blackham, Kathleen

Good Afternoon,

I want to express my opposition to rezoning this area for commercial zone. Indiana has awful zoning standards, creating an unlivable and anxious-driven city and population. There are plenty of vacant shopping malls around this area, including Lafayette Mall and Trade Points Mall.

I wish the city would appreciate and value the contributions of native forests and how we, the citizens, also benefit from this for mental health and air purifying.

Rezoning this natural environment will increase the extreme heat Indianapolis is already experiencing during the summer months, and floods would increase even more without stormwater management.

This will impact Eagle Creek as this property is located right up the street of Eagle Creek, and the creek is connected to this property. Rezoning this property will affect the little natural habitat around this area. Indianapolis, as a major city, has no value for nature; why continue depleting the nature that surrounds us? Please do not rezone this area for commercial. This area has limited green spaces.

I would hope you join me in opposing the rezoning of this property.

Thanks

Pamela Guerrero & Daniel Stout  
Living right down the street at 5159 King lead Dr.

## Blackham, Kathleen

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**From:** Lindsey Hummel <hummel.lindsey@gmail.com>  
**Sent:** Sunday, July 23, 2023 6:46 PM  
**To:** Blackham, Kathleen; Robinson, Leroy  
**Subject:** Oppose rezoning: 79th Street and 86th Street along 465 in Pike Township

Dear Ms. Weerts Hall and Metropolitan Development Commission,

Thank you for your time. Please see my comments below regarding the re-zoning of the former 'Ropkey' property between 79th Street and 86th Street along 465 in Pike Township. I am requesting that the Commission please deny the request to change the zoning of the property due to conflict with Indianapolis development plans and concerns for the protection of our drinking water.

- The 2018 Land Use Plan for Pike Township identifies this property as "Environmentally Sensitive". Total tree space is currently around 90 acres, 40-50% of the property. The zoning change and current proposed plans by the developer seem in conflict with this status, and the already existing municipal plans for this area.

For your reference: <https://www.indy.gov/activity/comprehensive-plan-for-the-city-county> and 2018 Plan Use Plan maps <https://citybase-cms-prod.s3.amazonaws.com/9ed8fd585f954845beea72efef908a97.pdf>

-There is no great need for the uses that are being proposed for this site. Commercial buildings at nearby Traders Point, all along 86th Street and Michigan Road, and at 71st and Intech Blvd are dying or have many vacancies. Township residents already have good access to high quality healthcare to the east on 86th street where there is a major hospital complex, or south in the Eagle Creek / Guion Creek neighborhoods. Commercial/life science facilities could easily occupy some of the already empty buildings and facilities elsewhere in Indianapolis. Hotels are plentiful in nearby as well.

- One of the reasons I imagine this area is attractive is that there is "nothing" there. These proposed additions in Marion County would increase the concrete and urban sprawl that we have seen in the last 20 years city-wide and be a net negative for our city and its residents. If we want to meet the climate and environmental commitments that our city leadership has promised and spent so much time and money on in the last decade when considering future plans and development, we should be focusing on better creating zoning centers around strategic places that encourage place-making and density, not increasing the spread of the concrete landscape. There are many other places in Indianapolis, even in Pike Township, that would be better suited to accommodate the proposed uses, and are already built or have the capacity to be used for the proposed uses at this site, which would not involve so much changing of such a large area of mostly undisturbed land.

- From what happened with the recent roughly 10-acre clear cutting at nearby 79th St and 465/Intech Blvd, I assume something similar would occur at this larger property to accommodate buildings and parking. Of course 'in-kind' replacement projects would be required for anything protected by law, but please also remember that nothing is better ecologically than what already exists and cannot be truly replaceable.

-This area has been largely undisturbed for decades and is a valuable habitat to many species of plants and animals. Many residents in the adjacent neighborhoods complain of foxes, deer, and other wildlife in their yards due to animals losing habitat in nearby areas and developments in the next county over. Changing the zoning and subsequent development would further decrease the availability of preferred habitat, and increase the common nuisance animals seen in our neighborhoods.

-This land drains directly to Eagle Creek and the Eagle Creek Reservoir. These are an important resource for Indianapolis, and are only as healthy as the watershed that gives them water. The proposed plans appear to cover a majority of the land in buildings and parking lots. Where would all this drain to? Hard-

scape structures eliminate the filtration of water, and warm and speed it up as it goes to the reservoir, increasing the risk of pollutants entering Indianapolis' drinking water. We must be very cautious of creating a precedent for these types of zoning changes in the watershed of Eagle Creek.

- Noise pollution from the highway is already evident in all of the neighborhoods west of 465. Reducing the natural noise barriers that trees provide will only increase the noise levels and harm the enjoyment of our community. Increased traffic in this area also increases noise.

- if this type of development will unfortunately, go through, incentives must be made to protect the wooded areas as much as possible. This will aid in reducing the impacts on Eagle Creek Reservoir and our community. Please consider what requirements could be put on a re-zoned property to encourage protection of human health and the environment.

- This area would be an excellent area for a combination field sports and recreational park, or used as a camp. The existing population density would support this; the nearby parks see hundreds of visitors every day, and creating an additional resource for Indianapolis residents would be beneficial. Other than community parks, I could see it being kept as agricultural uses, split up into large wooded estate-type properties, and other low-disturbance uses.

Thank you for your time and considering all of our letters.

Sincerely,  
Lindsey Hummel, MPA,MSES



**Blackham, Kathleen**

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**From:** James Mulder <muldoon1026@att.net>  
**Sent:** Monday, July 24, 2023 8:46 AM  
**To:** Blackham, Kathleen  
**Cc:** Judy Mulder; PTR1972@aol.com  
**Subject:** Rezoning of Land West of I465 South of 86th Street

The Metropolitan Development Commission  
Ms. Judy Wertz-Hall  
Hearing Examiner  
200 East Washington Street  
Indianapolis, IN 46204

July 21, 2023

We are writing in opposition to rezoning of land outside of I-465 and south of West 86th. Please keep this land zoned for residential use.

James F. Mulder  
Judith A Mulder  
6439 Shamel Dr  
Indianapolis, IN 46278

## Blackham, Kathleen

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**From:** J. Patel <jpatel114@gmail.com>  
**Sent:** Friday, July 21, 2023 10:48 PM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com  
**Subject:** Cornerstone / West 86th Development

Hi Ms. Blackham,

I'm writing this email to you regarding the commercial development of the residentially zoned 200-acre Ropkey-Beeler Farm (located on the south side of 86th St spanning from I-465 to Conorro Rd south to 79th and Marsh Road) which is scheduled to go before the Hearing Officer of the Metropolitan Development Commission (MDC) on Thursday JULY 27, 2023 (1:00 PM).

**I STRONGLY OPPOSE** the petition due to following reasons-

- 1) Unwillingness by developers to negotiate on the majority of requests made by PTR1 including building heights (90 ft)
- 2) Unwillingness by developers to exclude excessive rental properties adjacent to one of the higher end homes
- 3) The proposed commercial development will bring huge traffic in already congested West 86th street traffic. I have been a resident of "West 86th" residential development for more than 30 years and currently the traffic on 86th street is already becoming a challenge. The proposed development will only make it worse.
- 4) The hotel development inclusion is inviting nothing but trouble. I have owned a hotel in the area for over 23 years and know first hand that this location will pose a big challenge down the road and therefore we need more assurance from the developers other than the "high end" hotel. What defines a high end hotel is the hotel brand segment (luxury, mid-scale, economy, extended stay), hotel Average Daily Rate (ADR) etc. So, the developer must agree to include a much detailed definition of the "high end" hotel in order to avoid any problems later on. Developers proposal of AAA rating is totally obsolete and unacceptable.

Respectfully,  
Jitendra Patel  
West 86th Resident



Virus-free. [www.avast.com](https://www.avast.com)

## Blackham, Kathleen

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**From:** walter petty <pettywalter79@gmail.com>  
**Sent:** Friday, July 21, 2023 5:30 PM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com  
**Subject:** Ropekey and Beeler properties, rezoning hearing 7-27-23

Ms. Blackham

I am writing you to express my deep opposition to the proposed rezoning of this property. This is one of the finest residential neighborhoods in Pike township. I speak from knowledge as a lifelong resident having grown up, graduated Pike H.S. (1971) and now residing at 8118 Conarroe Rd. for the past 25 years.

Besides the quality of life issues, infrastructure concerns, and the environmental impact, there is no question that substantial property value degradation will result. This is a homeowner's worst nightmare. We bought into this area, paid our property taxes and raised our families with the understanding that this is a residential development with all the implied charms.

We are asking now for our representatives to do just that, represent us and protect our investment and way of life we have established over the last 60 years. We do not oppose appropriate residential development. We do however, vehemently oppose this inappropriate proposed rezoning. Thank you for taking the time to consider this message. We hope to gain your support in this matter.

Respectfully,  
Walter L. Petty  
COO/CYP Logistics  
M: 317-797-6619

## **Blackham, Kathleen**

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**From:** sarahspringridge@outlook.com  
**Sent:** Monday, July 24, 2023 9:47 AM  
**To:** Blackham, Kathleen  
**Cc:** PTR  
**Subject:** Ropkey/Beeler properties Pike Township

Dear Metropolitan Development Commission-

I am writing to express my opposition to the proposed rezoning of this property for commercial use.

Reasons for this opposition:

- The masterplan designates it be used for residential purposes. There are currently high end and residential use on three sides of the land and immediately across the street from it. I-465 is on the remaining side. Nestling in a commercial use does not make sense and creates disruption to an area envisioned as residential and flanked by residential properties.
- The success of a commercial venture here is dubious with the continuing failure of surrounding commercial properties of the same sort to the east and high vacancies.

For these reasons, please vote in opposition of rezoning in this case.

Thank you,

Jason and Sarah Phillips  
Pike Township Residents  
8309 Spring Ridge Lane

## Blackham, Kathleen

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**From:** sandra Raynor <skranch2@gmail.com>  
**Sent:** Saturday, July 22, 2023 8:19 PM  
**To:** Blackham, Kathleen  
**Subject:** Cornerstone development 86/465

I am writing to express my dismay that a development is considered for this area. On the opposite corner, the traders point commercial area has several empty commercial buildings, the parking lot is full of potholes and weeds, and businesses continue to close. Why destroy more woods/fields/wildlife habitat, pave over more land, for a commercial development when on the very same corner there is a failing development? The Traders Point corner has gone downhill as Anson developed north of this area. The only flagship store left is Dicks, which is in the process of building a new store in Anson, so I'm sure the Traders Point store will soon be empty. Let Cornerstone upgrade/develop on the corner already paved over.

Sandra Raynor, a nearby resident

## Blackham, Kathleen

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**From:** Kenneth Riggins <kennethriggins@yahoo.com>  
**Sent:** Tuesday, July 25, 2023 11:44 AM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com  
**Subject:** Opposition to the commerical rezoning Development Project (Ropkey-Beeler Farm on W. 86th St)

Greetings Ms. Judy Wertz-Hall,

I reside in the West 86th Street subdivision and have lived in the community for almost twenty years. I strongly oppose rezoning the Ropkey-Beeler Farm on West 86th Street as commercial. This rezoning will adversely affect our subdivision and our home values. We chose this area because it is all residential, and wish to keep it that way. Please deny any action by anyone to have the RopkeyBeeler farm rezoned.

Kenneth Riggins  
8817 Waterside Drive  
Indianapolis, Indiana 46278  
317-413-5931

## Blackham, Kathleen

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**From:** Stephanie Salter <stephsalter49@gmail.com>  
**Sent:** Monday, July 24, 2023 3:50 PM  
**To:** Blackham, Kathleen  
**Subject:** Crossing at traders Point

Dear Ms. Blackham,

I apologize for being past last Friday's deadline to weigh in on the Crossing at Traders Point project, but I am hopeful my opinion will at least make it onto some entity's list of homeowners opposed to such a radical rezoning.

From its outsized and inappropriate commercial footprint to its destruction of vital old-growth forests to the guaranteed fouling of the area's many underground creeks – which feed Eagle Creek Reservoir – the project will degrade a much larger swath of land than its 200 acres.

Our opposition is not about NIMBYism. It's about preservation – of residential zoning laws, residential property values and residential integrity. Housing that respects and takes advantage of a wonderful urban setting is what belongs on those 200 acres, not the busy, dense, unnecessary commercial behemoth that has been proposed. Please keep the current zoning as it is.

Sincerely – Stephanie Salter, 7203 Lakeside Drive, Indianapolis

## Blackham, Kathleen

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**From:** Matt Spitznagle <mspitznagle@hotmail.com>  
**Sent:** Monday, July 24, 2023 8:59 AM  
**To:** Blackham, Kathleen  
**Subject:** ReZoning proposal for 79th and Connaroe

Hi,

I live in Normandy farms, adjacent to the proposed rezoning area near 79th and Conarroee.

I'm firmly in opposition to this proposal. This area has no commercial development and is exclusively residential. It is extremely shortsighted as there are a large number of vacancies across 465 from this proposal. If we need these types of amenities and more tax base, the city needs to find ways to encourage redevelopment and not to jeopardize existing areas.

It is not our neighborhood's responsibility to guarantee the developer's return on land speculation.

Thank you,  
Matt Spitznagle  
6942 Andre Dr  
Indianapolis, IN 46278



## Blackham, Kathleen

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**From:** Phelgar Washington <phelgar@prodigy.net>  
**Sent:** Saturday, July 22, 2023 2:12 PM  
**To:** Blackham, Kathleen  
**Cc:** ptr1972@aol.com  
**Subject:** Zoning Hearing Development Project (Ropkey-Beeler Farm on W. 86th Street)

Dear Kathleen Blackham,

I hope this letter finds you well. I am writing to express my strong opposition to the proposed commercial rezoning of the Ropkey-Beeler Farm. As a concerned resident of Marion County, I believe that this rezoning will have severe negative impacts on our community.

Firstly, it is important to consider the original intention of the zoning regulations, which aimed to have commercial property located east of the interstate, with residential property west of the interstate. This careful planning was put in place to balance the needs of the community and ensure a sustainable development. Rezoning the Ropkey-Beeler Farm for commercial purposes would disrupt this balance and go against the initial purpose of the zoning regulations.

Furthermore, I would like to emphasize that Marion County is currently facing a shortage of single-family homes. By rezoning the Ropkey-Beeler Farm for commercial use, we would further reduce the available land for housing our residents. This could worsen the housing crisis and potentially leave many families without suitable housing options. It is crucial that we prioritize the well-being and quality of life for our residents by preserving residential land for their needs.

Additionally, the impact on the environment cannot be overlooked. The Ropkey-Beeler Farm is connected to Eagle Creek, and it serves as a vital area where native wildlife thrives on the west side of Indianapolis. Rezoning this land for commercial use would have detrimental effects on the ecosystem and potentially endanger the wildlife that depend on it. It is our responsibility to protect and preserve these natural habitats for future generations.

In light of these concerns, I strongly urge you to reconsider the commercial rezoning of the Ropkey-Beeler Farm. I believe that there are other vacant or underutilized lands east of Interstate 465 that could be considered for commercial development without compromising the original zoning plan or exacerbating the shortage of single-family homes.

Thank you for considering my viewpoint on this matter. I trust that you will make a decision that prioritizes the well-being of our community and preserves the valuable natural resources we are fortunate to have.

Sincerely,

Phelgar and Renée Washington  
8808 Worthington Ct  
Indianapolis, IN 46278

Sent from my iPhone

**Blackham, Kathleen**

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**From:** Randy Wetmore <randywetmore@gmail.com>  
**Sent:** Sunday, July 23, 2023 10:08 AM  
**To:** Robinson, Leroy; Ray, David M.; Potts, Keith; Osili, Vop; Oliver, William; Mowery, Brian; jessica.mccormich@indy.gov; Mascari, Frank; Lewis, Maggie A.; Larrison, Jason; Jones, Kristin; Jackson, La Keisha; michaelpaul.hart@indy.gov; monroegraysjr@gmail.com; Graves, Keith; Evans, Jared; ethanevans4indy@gmail.com; mike.dilk424@gmail.com; cristalee1986@gmail.com; Brown, Ali; Boots, Dan; Barth, John; Bain, Joshua; paul.anneed23@gmail.com; zach@adamsonforindy.com; s29@iga.in.gov; Blackham, Kathleen; h86@iga.in.gov; kathleen.Blackman@indy.gov; PTR1972@aol.com  
**Subject:** Case 2023ZN814 the Kiley/Ropey property - Cornerstone as developer

Dear Elected Officials and others,

We are residents of the Traders Point area. I live along Marsh Road between 71st and 79th Streets. We will be directly impacted, in a negative way, if this zoning request is approved.

I want to be clear that I am not against good, well thought out developments. This is not one of those developments. Below are some of the reasons.

**\*\*The development will change the character and quality of life of the entire area, not just on the south end but also around the north end at 86th street.**

Hospitals, hotels, bars, restaurants and 90 foot tall buildings will in no uncertain terms change the area. From traffic, to noise, to lights, to runoff, etc. All will change. And not for the better.

**\*\*The City infrastructure is not in a condition to handle the increased traffic that will be generated by the development. Marsh Road is not in the best of condition now.**

\*\*The police do not patrol the area regularly so the speed on the road is above the speed limit.

\*\*Large trucks are tearing the road up even though it is posted due to lack of consistent enforcement.

\*\*The hills on Marsh Road already make it difficult to get out of the present housing developments. More traffic is not going to make it any safer for people trying to get on or off Marsh.

\*\*We have not seen a plan and budget for how and when the City would improve Marsh Road to accommodate the new developments traffic, runoff, etc. I assume there is a plan for capital improvements if a 200 acre commercial development is being considered. I have not seen such a plan if there is one.

\*\*It seems like this is a spot zoning request. The proposed development does not have anything in common with the area and abuts up too and is across from residential developments that have been established for years.

As mentioned before, this development will negatively impact the quality of life of the area and the citizens who have invested in their homes.

\*\*The developer has failed to respond with information in a timely manner. He has failed to negotiate in good faith with the HOA's and PTRAs.

\*\*The developer seems to know the city will approve his development with everything he wants and sees no reason to change anything he has proposed.

\*\*The arrogance of the developer and his team has been easy to see at the meetings. Just going through the motions so they can get to the city meetings and get their approval.

\*\*I request that you take the time to personally visit the Traders Point area and see how the surrounding area will be impacted by the 200 acre development before you vote. If you do, I have no doubt that you will vote No on the project to protect the investments of thousands of people who call this part of Indianapolis home. If it was going to be in your area, I am sure you would not be in favor of this development.

I thank you in advance for your standing with the residents of the Traders Point area and voting NO.

Randy Wetmore  
7417 Cassilly Ct.  
Indianapolis, IN 46278

## Blackham, Kathleen

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**From:** pieter wiersema <wiersema.pieter@gmail.com>  
**Sent:** Friday, July 21, 2023 8:49 PM  
**To:** Bridget Boellner; PTR1972@aol.com; Blackham, Kathleen  
**Subject:** rezoning of Ropkey/Beeler properties

Dear Ms Blackman:

I am a resident of Normandy Farms, live at 6751 Perrier Court and am writing this to oppose the rezoning request to commercial property with the intention of building hotels.

Although I am not against hotel builders, in particular, this property is not suited and needed to build hotels for the following reasons

^^^ The roadway near this property cannot support the traffic a hotel will bring; both Marsh road and 79th street are two lane roads with a stop sign. In addition Marsh road already has multiple potholes secondary to increased traffic  
^^^ there is an adjacent church which has already increased the traffic on Sunday and, in addition, many people use these roadways to take shortcuts to the freeway. Adding hotels would cause traffic jams.

^^^ There are multiple hotels in Intech Park and on west 86th street that meet the lodging needs of people traveling to the area. Unlike the property above all these hotels are accessible with a four lane road.

Best regards,

Pieter Wiersema

## Blackham, Kathleen

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**From:** Kelsey <dkwinberg@comcast.net>  
**Sent:** Sunday, July 23, 2023 6:25 PM  
**To:** Robinson, Leroy; Ray, David M.; Potts, Keith; Osili, Vop; Oliver, William; Mowery, Brian; jessica.mccormich@indy.gov; Mascari, Frank; Lewis, Maggie A.; Larrison, Jason; Jones, Kristin; Jackson, La Keisha; Hart, Michael-Paul; monroegraysjr@gmail.com; Graves, Keith; Evans, Jared; ethanevans4indy@gmail.com; mike.dilk424@gmail.com; cristalee1986@gmail.com; Brown, Ali; Boots, Dan; Barth, John; Bain, Joshua; paul.anneed23@gmail.com; zach@adamsonforindy.com; s29@iga.in.gov; Blackham, Kathleen; h86@iga.in.gov; ptr1972@aol.com; Madeleine.Easley@mail.house.gov  
**Subject:** Case #2023CZN814

Dear Council members, Councilman Robinson, Kathleen Blackham, Senator Ford, Representative Delaney, Representative Carson,

I am a resident of the Traders Point area. Since the general public and those affected by Case #2023CZN814 (the Kite/Ropkey property, proposed developer Cornerstone) do not really have a way to fully express our concern with this proposed development, I wanted to share my thoughts and concerns with you in a letter/email.

To be clear, we are not opposed to development, but we are opposed to development that hasn't been thoroughly analyzed based upon facts (not just a developer's word). In this case, Cornerstone is requesting a zoning change from residential to commercial. This proposed development request is a perfect example, in my opinion, of not having enough facts to make a determination and, thus, a zoning change. Available funding from the city/state, data to analyze environmental and drainage issues, and occupancy data are all lacking in this review.

Our community has attempted, in good faith, to work with Cornerstone, and they have been invited to multiple neighborhood meetings to share our concerns and provide ways to compromise. Cornerstone has effectively ignored our input and suggestions. In some part, this seems to be due to the fact that they have no current (or at least shared) commitments to occupy the space nor will they have until build out potentially begins. My greater concern is my belief based on meetings they have attended through PTR1 that they really don't seem to care and are just "throwing everything in and see what shakes out". There has certainly been no unified approach to this development.

Cornerstone has told us that the proposed development will "provide a live/work/play element to an area in demand for commercial, hotel, retail and housing uses" and will be "one of a kind, never before seen development". This "concept" has certainly been successful in Carmel but would not be successful in our area on a small 200 acre plot. All we see in our area, as far as commercial, are struggling retail/commercial/hotels (Kite's Traders Point shopping area) on the other side of the interstate, within walking distance from the proposed development. We all know that the world has changed since 2020....some retail/commercial has rebounded but some has not and never will in terms of office space use, etc. The question is will they come to occupy this space or won't they? We don't want our area to be the guinea pig for that answer. There are many other areas better suited for this kind of development and many areas which could benefit from it and actually thrive from it. This is not one of them and I personally do not want to see that precedent set for our area.

Extensive road work will be necessary to accommodate traffic going in and out of the proposed development and added to both 79<sup>th</sup> Street and 86<sup>th</sup> Street as well as the Marsh Road extension. Cornerstone has proposed a roundabout on 86<sup>th</sup> Street but has also stated that they will not fund any of the road improvements. As a result, the city or state will be funding it and ultimately the taxpayers. How is it that the city/state may be willing to spend millions on roads/roundabouts for Cornerstone as the developer and ultimately Kite as the seller? Again, no funding has been approved or contemplated by the city/state as far as we know.

The extension of Marsh Road through the proposed development would be very challenging for all of our neighbors along Marsh and 79<sup>th</sup>. The added traffic, both cars and large trucks, would destroy roads that are simply not built for the additional levels of traffic or types of traffic it will inevitably bring (as referenced in their own traffic study that describes increased use of the Marsh Road extension as a relief to traffic on Connaroe and Moore Roads). Ultimately, again, city/state/taxpayer funds will be needed to widen or upgrade or both. And again, no funding has been approved or contemplated by the city/state as far as we know.

When we asked to see Cornerstone's environmental and drainage analysis, we were told that these studies would not be completed prior to the zoning request approval because "the cost was too great" for them to commission it. The neighborhoods then offered to complete a thorough environmental and drainage analysis for Cornerstone but were denied access to the property. As a result of the access denial, the neighborhoods have commissioned our own traffic study review, environmental analysis, and drainage analysis with the idea that the specialists can do the best job possible, with limited access, but at least some facts would be available to analyze the full scope. Those reports are in process right now. This obviously costs a great deal of money out of our pockets (which Cornerstone is unwilling to do), but our community, our home values and our peace of mind is that significantly important to us. I hope it is to you all as well.

This property is certainly not a one of a kind property in Pike Township or in Marion County, but it is one of the remaining special ones with wetlands, water shed, species of protected bats, etc. In 2019, under the Plan Indy, the city planners designated this area as environmentally sensitive. Their overlay was intended for this area specifically because of the high quality woodlands, wetlands, and other natural resources to be protected. The purpose was to prevent potential damage to these resources caused by development. I assume at that time that the planners completed extensive research and analysis prior to finalizing this master plan and I assume that it was based on the current zoning. How can one zoning change request from Cornerstone negate all of the prior cost and work by city planners?

If this zoning change request were to be approved, it seems as though the wants and needs of Cornerstone/Kite are being put ahead of us....your constituents, your neighbors and your community. To make a decision to change the existing master plan without sufficient analysis of traffic, environmental, drainage, occupancy levels seems to me to be not only illogical but almost bordering on favoritism toward Cornerstone and Kite. I understand that this development could potentially bring greater money to the city as commercial property instead of residential, but it would be to the detriment of the community and your constituents. We all built and bought homes here based upon the city's master plan, which calls for this property to be zoned residential. We agree with the residential zoning designation. Our homes are investments for us and ones we have worked hard to afford and maintain. The addition of retail, multifamily, a 90 foot hotel and any other structure that would be allowed under the commercial zoning, is not consistent with both the City's master plan and our community. If additional research and analysis is completed, I hope you will find the same conclusion.

Thank you for your time, for your consideration, and for your efforts to support the wants and needs of your constituents.

Sincerely,

David & Kelsey Winberg  
Brennan Woods subdivision (79th & Marsh Rd)  
6534 French Ct  
Indianapolis, IN 46278



## Blackham, Kathleen

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**From:** Patti Beaty <ptbeaty@sbcglobal.net>  
**Sent:** Sunday, July 23, 2023 10:49 AM  
**To:** Blackham, Kathleen; Robinson, Leroy  
**Subject:** Pike Township Kite property and proposal for The Crossings at Traders Point

Good morning,

We are writing as concerned citizens of Pike township in opposition of the new proposed Cornerstone "Crossings at Traders Point", formally known as the Rompkey and Beeler properties.

A few of our reasons for opposing this project are below:

-These properties lay on wetlands and environmentally fragile land and serve as a watershed for a large area. Apparently, the developer has denied to perform the adequate drainage studies before petitioning the city for rezoning.

-Cornerstone has stated they will not fund city road improvements, yet propose a roundabout at 86th street. Significant increased traffic is expected with this development due to the size of the property.

-Currently there is a large amount of vacant commercial space in Pike township, but notably right across the street from this proposed property at 86th and 465 are many struggling businesses. Most of the proposed space is for commercial use.

-This property is zoned as residential. There are many homes, (most purchased because of the location of this wooded area) that border the project. These residents did not plan on living next to an office park or hotel.

We will be attending the hearing this Thursday in opposition of this project.

Thank you  
Patti and Terry Beaty  
7251 Lakeside Drive  
Indianapolis

## Blackham, Kathleen

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**From:** Vera Vander Kooy <thekoos@comcast.net>  
**Sent:** Friday, July 21, 2023 11:40 AM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com  
**Subject:** The Metropolitan Development Commission - Opposition to The Crossing at Traders Point

Dear Ms. Judy Wertz-Hall,

I am in opposition to rezoning the parcel of land that was previously owned by the Ropkeys and Beelers. The land is vital to keeping Indianapolis an amazing city. There are many reasons why I am in opposition. A couple of that keep coming to mind is that rare and protected plants and animals will lose their homes and the people of Indianapolis will lose the beauty and solitude of a wonderful green space that cleans our air and water. Once we lose these gifts they no longer exist. To me, this is heartbreaking.

Please consider my opposition.

Kindly,

Vera Vander Kooy

## Blackham, Kathleen

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**From:** Jerry/Cindy Baker <cjbaker47@comcast.net>  
**Sent:** Friday, July 21, 2023 11:35 AM  
**To:** Robinson, Leroy; Ray, David M.; Potts, Keith; Osili, Vop; Oliver, William; Mowery, Brian; jessica.mccormich@indy.gov; Mascari, Frank; Lewis, Maggie A.; Larrison, Jason; Jones, Kristin; Jackson, La Keisha; michaelpaul.hart@indy.gov; monroegrayjr@gmail.com; Graves, Keith; Evans, Jared; ethanevans4indy@gmail.com; mike.dilk424@gmail.com; cristalee1986@gmail.com; Brown, Ali; Boots, Dan; Barth, John; Bain, Joshua; paul.anneed23@gmail.com; zach@adamsonforindy.com; Blackham, Kathleen; h86@iga.in.gov; Susan Blair  
**Subject:** Rezoning of Kite/Ropkey property Case #2023CZN814

Dear Council Members, Councilman Robinson, Mayor Hogsett, Kathleen Blackham, Senator Ford, Representative Delaney, and Representative Carson,

We are residents of the Traders Point area living at 8561 Moore Road. We have attended all of the meetings regarding the proposed rezoning of the Kite/Ropkey property, Case #2023CZN814, in an attempt to understand and fairly evaluate the impact of the rezoning request to our neighborhood. While we are not opposed to development and understand it will be inevitable for this parcel of land, we are OPPOSED to this proposal for the following reasons:

- Aside from the development of a specialty hospital, all additional development and use of the area is purely speculative. The developers have not been able or willing to provide reasonable guarantees that this development will honor the unique nature and environmentally sensitive status of this area of the city.
- The decline in tenants in the Traders Point Shopping Center directly across from this proposed development and the decline of the hotels at the 71st and 465 exit strongly suggest that this area cannot support the type of “upscale” dining, shopping and hotels envisioned by the developers in their presentations. Several buildings in the adjacent shopping center have been torn down with one failed dine-in restaurant now being replaced by a drive thru fast food restaurant. The most recent tenant of the shopping center is a Halloween Spirit pop-up store. The reality of this existing shopping center does not support the developers’ vision of a viable, upscale, park-like, live-work-play environment immediately adjacent.
- There appears to be no plan in place and no funding committed either by the city or state to adequately address the reality of an increase in traffic generated by not only a hospital potentially employing 1200 people, but the proposed hotels, commercial retail space, apartments, and various other commercial buildings.
- In 2019, Plan Indy designated this area as environmentally sensitive in an effort to preserve the unique and important natural resources that remain in this area. This proposed development can not honor this designation due to its scale and speculative nature.

We believe there is not sufficient information for you to make an informed decision regarding the rezoning of this very unique property and the real potential for harm to this area is great. Without more planning, transparency and commitment on the part of the developers, it would be irresponsible to grant a rezoning request. We appreciate the concept the developers have proposed and welcome more of this type of development in Indianapolis however this particular property is not the proper location. We ask you to vote NO to this request for rezoning.

Respectfully,  
Cindy and Jerry Baker

## Blackham, Kathleen

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**From:** datoddler@aol.com  
**Sent:** Friday, July 21, 2023 8:51 AM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com  
**Subject:** Rezoning at I-465 and West 86th

The Metropolitan Development Commission  
Ms. Judy Wertz-Hall  
Hearing Examiner  
200 East Washington Street  
Indianapolis, IN 46204

July 21, 2023

We are writing in opposition to rezoning of land outside of I-465 and south of West 86th. We have a lot of concerns with the developers plan and their unwillingness to work with the Traders Point Community to limit zoning in the residential area. Additionally, traffic WILL be an issue for the residents of West 86th trying to leave our neighborhood during peak times on weekday mornings and evenings. Traffic currently backs up well past our neighborhood in the evenings with people traveling west. During the morning rush hour, it is very challenging to get out as well. Currently, our opportunities to leave our neighborhood come when the lights at I-465 and 86th St and 86th St and Moore Rd turn red and slow traffic on 86th St. If a round-a-bout is put in between I-465 and the entrance to our neighborhood, the traffic will be continuous for those traveling westbound. That will make it nearly impossible for us to exit our neighborhood during the evening rush hour. This is an issue at the current level of traffic. The problem will get worse with additional traffic as a result of the proposed development. Please keep this land zoned for residential use.

Mary Blake  
Robert Blake  
8814 Worthington Ct.  
Indianapolis, IN 46278

## Blackham, Kathleen

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**From:** John and Kathy Bryan <jandkbryan@gmail.com>  
**Sent:** Friday, July 21, 2023 3:18 PM  
**To:** DMDpubliccomments; Blackham, Kathleen; Robinson, Leroy  
**Cc:** ptr1972@aol.com  
**Subject:** Objection to Rezoning Petition

Mr. Leroy Robinson  
Ms. Judy Wertz-Hall  
Ms. Kathleen Blackham

Gentleman and Ladies,

I am writing this email to express my opposition to the proposed rezoning petition for The Crossing at Traders Point. The property is located approximately one-half mile from our home.

To rezone the Ropkey/Beeler property is inappropriate, given the nature of the entire area of Traders Point. If you are familiar with the area west of I-465, nothing is commercial from just north of 71<sup>st</sup> Street to I-865 and west to Lafayette Road. The DMD understood the nature of the area in its 2019 plan when it designated this property to become residential in future zoning.

The negative impact of increased traffic on Marsh Road is of concern with the proposal. We live off Marsh, and our neighborhood sits at the top of a hill with limited sight in both directions, already making entering and exiting dangerous. Further, Marsh Road currently has a weight limit on the bridge and many speeders, especially during rush hours. Road improvements would need to be made for this proposed development, no doubt at significant expense.

Other concerns include water run-off into Eagle Creek and the reservoir and loss of habitat for wildlife, some of which may be endangered.

In short, I hope this petition will be rejected and the property only allowed to be zoned in keeping with the city's existing plan.

Sincerely,

Kathy Bryan  
6449 Coughlan Drive  
Indianapolis, IN 46278

## Blackham, Kathleen

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**From:** Ruby and David Cheng <chengfour@gmail.com>  
**Sent:** Friday, July 21, 2023 3:01 PM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com  
**Subject:** Opposition to rezoning

The Metropolitan Development Commission  
Ms. Judy Wertz-Hall  
Hearing Examiner  
200 East Washington Street  
Indianapolis, IN 46204

July 21, 2023

We are writing in opposition to rezoning of land outside of I-465 and south of West 86th. Please keep this land zoned for residential use.

David Cheng  
Ruby Cheng  
8816 Bergeson Drive  
Indianapolis, IN 46278

**Blackham, Kathleen**

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**From:** Mahesh Desai <mdesi2971@aol.com>  
**Sent:** Friday, July 21, 2023 8:22 AM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com  
**Subject:** west 86th developement project

The Metropolitan Development Commission  
Ms. Judy Wertz-Hall  
Hearing Examiner  
200 East Washington Street  
Indianapolis, IN 46204

July 21, 2023

We are writing in opposition to rezoning of land outside of I-465 and south of West 86th.  
Please keep this land zoned for residential use.

Mahesh Desai  
Harsha Desai  
8721 Waterside Drive  
Indianapolis , Indiana 46278



**Blackham, Kathleen**

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**From:** debfry@aol.com  
**Sent:** Friday, July 21, 2023 12:42 PM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com  
**Subject:** Opposition to the rezoning The Crossing at Traders Point

Dear Ms Blackham,

Unfortunately will be not be able to attend the meeting on July 27th for the petition to rezone the property for The Crossing at Traders Point, currently the Ropkey Beeler Properties.

We have lived here for 17 years and have loved this area. We believe the rezoning would have a negative effect on our nice area. There would be an increase in traffic on our small road. There is plenty of room on the other side of the HWY 465 to accommodate what is being proposed. This has been for many, many years a residential area and we would like to keep it that way. Most of the businesses are being relocated out to Anson in Whitestown so why can't that area be redone to soot the needs of this builder. Leave the housing on this side!!

The multi family housing would be within 200' or so from my front yard. We have trouble now with turn around's in our driveway now, so more traffic would only add to this.

Our neighbors across 86th street in the West 86th Housing can hardly get out of their entrance now, with more and bigger traffic I fear they would never be able to turn to the east for work or play!!!

Medical facilities do not belong in a residential area. The increased noise and traffic would disrupt our lives.

I appreciate your time in reading this. I hope you will be able to convey the neighborhood wishes and concerns is our absence. We are very much opposed to this rezoning and development as proposed.

Thank You,  
Wm T. and Debra M Fryman  
8540 Conarro Road,  
Indianapolis, In 462798

debry@aol.com

## Blackham, Kathleen

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**From:** Rick Hall <rick@renascentinc.com>  
**Sent:** Friday, July 21, 2023 9:12 AM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com  
**Subject:** The Crossing At Trader's Point - Rezoning/Development Objection  
**Attachments:** Crossing At Trader's Point - Rezoning - Development Objection.pdf

**CAUTION:** This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Dear Kathleen,

Please accept the attached letter concerning my objections to the rezoning/development efforts being proposed for the industrial/commercial development described as The Crossing at Trader's Point.

Feel free to contact me with questions or if you wish to discuss.

I will be pleased if this letter will be made available to Ms. Judy Wertz-Hall prior to the meeting which will be held at 200 E. Washington on Thursday, July 27<sup>th</sup>.

Thank you.

**George "Rick" Hall**

Director of Project Management

**Direct** 317.292.3312

**Email** rhall@renascentinc.com



935 W. Troy Ave. : Indianapolis, IN 46225

**Office** 317.783.1500 Ext. 206

**Toll-Free** 844.321.3366

**Fax** 317.783.4860

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## **Blackham, Kathleen**

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**From:** Nicholas Hatch <NHatch@innovativeii.com>  
**Sent:** Friday, July 21, 2023 3:11 PM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com; April Romanek  
**Subject:** Ropkey and Beeler properties, re-zoning hearing 7-27-23.

The Metropolitan Development Commission  
200 East Washington Street  
Indianapolis, IN 46204

Ms. Judy Wertz-Hall  
Hearing Examiner

Ms. Wertz-Hall,

I'm writing to express my deepest opposition to the proposed Re-Zoning of the Ropkey and Beeler properties in the eastern portion of the Traders Point "Triangle" between 465, 865, and 65.

We purchased 8145 Conarro Rd in 2011 (approx. 8 Acres). Our property is one of several which is directly adjacent (or within meters) of the proposed development.

The home and property have been perfect for raising our 3 children. It's close to infrastructure, while providing the quiet and serene setting of living in the country, surrounded by woods, and nature. Perfect for kids to safely learn, explore, and grow.

One of the primary considerations in selecting this area and property, was that all surrounding properties, developed or not, are zoned AG or Residential.

Should this re-zoning from Residential to Commercial be approved, the proposed "Artery Road" will parallel the eastern edge of our N/S property line, the quiet eastern view of our woods will be overshadowed by 90' buildings, streetlights, as well as substantially increased traffic and the associated noise. The safety of our children will be compromised.

**The properties in question are zoned residential and should remain as such.**

**I'm not against developing the property, however I am vehemently against any rezoning which allows for commercial development.**

Keep commercial development as previously planned for Marion county. Maintain the zoning plan established by the Planning Commission for the area.

**Build homes, not commercial properties.**

Approving the rezoning to CS, and additionally the 90' height variance, will damage our neighborhood, property values, as well as have an exponentially detrimental effect on road congestion in the area.

One must also consider the Federal Wetlands Protection Act as well as the Jan 2023 updated Clean Water Act, both of which must be addressed due to the sensitive wetlands acknowledged and recognized in at least two previous

studies of the property, as well as the numerous private wells surrounding the proposed property which provide drinking water to many of the homes and children in the area.

It is my sincere hope that this your recommendation in this matter, will be that of a firm denial to this and future rezoning requests, as well as any appeal commercial developers may attempt.

Thank you for your consideration and support in denying this re-zoning and variance of the Ropkey and Beeler Properties.

Respectfully,  
Nicholas Hatch

President/CEO  
Innovative Integration, Inc.  
M: 317-439-2619  
O: 317-664-7600 x105

Please excuse any grammatical errors, as this message was sent from my mobile device.

## Blackham, Kathleen

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**From:** Louisa Homburg <louisahomburg@yahoo.com>  
**Sent:** Friday, July 21, 2023 2:21 PM  
**To:** Blackham, Kathleen; PTR1972@aol.com  
**Subject:** The Crossing at Traders Point

Dear Kathleen,

I am writing regarding the proposal to rezone the property at the north end of Marsh Road. I am opposed to this, due to the destruction of the wetlands, forest, and habitat of wildlife including the Bald Eagles that nest in this area. It will also cause major drainage and traffic issues. The 90 foot high buildings with lighted signage will make the property value of our homes diminish, as well as disrupt the views. The commercialisation on 79th Street east of I465 has already created destruction and traffic issues with semi trailers and increased traffic on Marsh Road. There are already empty buildings from businesses that have closed at Traders Point that should be utilised rather than creating more commercial property in a residential area.

I'm not opposed to developing this property, however I think that it should remain residential with careful consideration of the community that it is an integral part of. Thank you for your time and assistance with this issue.

Sincerely,

Louisa Homburg  
7508 Heartland Road  
Indianapolis, IN. 46278

## Blackham, Kathleen

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**From:** Tara Jones <trjones013@gmail.com>  
**Sent:** Friday, July 21, 2023 9:44 AM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com  
**Subject:** oppose rezoning land south of West 86th to commercial

The Metropolitan Development Commission  
Ms. Judy Wertz-Hall  
Hearing Examiner  
200 East Washington Street  
Indianapolis, IN 46204

July 21, 2023

I am writing in opposition to rezoning of land outside of I-465 and south of West 86th. Please keep this land zoned for residential use.

Tara Jones-Roe

6431 Bergeson Way  
Indianapolis, IN 46278

## **Blackham, Kathleen**

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**From:** Peggy Lammott <pharker1985@yahoo.com>  
**Sent:** Friday, July 21, 2023 8:02 AM  
**To:** Blackham, Kathleen  
**Subject:** Rezoning opposition

The Metropolitan Development Commission  
Ms. Judy Wertz-Hall  
Hearing Examiner  
200 East Washington Street  
Indianapolis, IN 46204

July 21, 2023

We are writing in opposition to rezoning of land outside of I-465 and south of West 86th. Please keep this land zoned for residential use.

Lance and Peggy Lammott  
8631 Mariesi Drive  
Indianapolis, IN 46278

Sent from my iPhone

**Blackham, Kathleen**

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**From:** Joyce Marshall <jmarshall261@comcast.net>  
**Sent:** Friday, July 21, 2023 11:10 AM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com  
**Subject:** CITY PLANNER

July 21, 2023

To Whom It May Concern:

We are writing in **opposition to rezoning of land outside of I-465 and south of West 86th.**

We have been residents of the West 86<sup>th</sup> neighborhood since 1996 – for 27 years. We moved here because of the neighborhood's esteem, nature, privacy, and security. All these aspects are in jeopardy if mixed use zoning is approved. **Please keep this land zoned for residential use.**

Thank you for your thoughtful consideration.

Joyce Marshall  
T.R. Marshall  
6440 Cotton Creek Court  
Indianapolis, IN 46278



## Blackham, Kathleen

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**From:** dlj8801@gmail.com  
**Sent:** Friday, July 21, 2023 1:28 PM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com; hoa.west86th@gmail.com  
**Subject:** OPPOSITION TO PROPOSED DEVELOPMENT PROJECT REZONING--Ropkey-Beller Farm property on West 86th Street

The Metropolitan Development Commission  
Ms. Judy Wertz-Hall  
Hearing Examiner  
200 East Washington Street  
Indianapolis, Indiana 46204

Dear Ms. Wertz-Hall,

As long-time residents of the West 86<sup>th</sup> Street residential development, we are writing in firm opposition to current proposals to rezone land outside of I-465 and south of West 86<sup>th</sup> Street (specifically, the residentially-zoned, 200-acre Ropkey-Beeler Farm property). Please keep this adjacent and important land zoned solely for residential use.

Sincerely,

*David Lawther Johnson and Anne Nobles*

David L. Johnson & Anne Nobles  
8801 Worthington Court  
Indianapolis, Indiana 46278  
[Dlj8801@gmail.com](mailto:Dlj8801@gmail.com)  
[Anne.nobles92@gmail.com](mailto:Anne.nobles92@gmail.com)

## Blackham, Kathleen

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**From:** Lucinda Nord <lucindanord@gmail.com>  
**Sent:** Friday, July 21, 2023 9:32 AM  
**To:** Blackham, Kathleen  
**Subject:** Concerns about petition for Crossing at Traders Point

Dear Ms. Blackman, City Planner, and honorable members of the City Council,

Please hear my **my concerns about the proposed zoning change request and development proposed for the area between 79th and 86th street west of I465 through the Crossing at Traders Point petition.**

**I am a resident of Chestnut Hills. I have serious concerns about the proposed development and its impact on roads, traffic, water runoff, and quality of life.**

After hearing the responses to the PTRAs requests and the transportation study, I **respectfully request that, should the petition move forward in any way, the City:**

- 1) **Require substantive restrictions on any type of development--please use the list requested by Pike Township Residents Association** (building height restrictions, appropriate lighting, limitations on types of development, strict limitations on retail/bar/hotel, preferences for high-end, low density, etc.). We do not need more retail within walking distance of already-failing and/or struggling commercial spaces at Traders Point and 71st St.
- 2) **Re-assess the impact on roads and traffic.** The reported study results are simply not accurate. Marsh Road cannot handle the additional traffic; and heavy trucks and increased traffic do not belong in this neighborhood. Should the Council approve any level of development, please provide enough funding for the best way to limit access and overall traffic and to reduce speeds (i.e., a limited access roundabout, speed bumps, etc.). Roads, intersections, bridges, shoulders, and sidewalks would need substantial improvements and resources.
- 3) **Assess and prioritize water drainage issues.** The proposed development contains too much asphalt and buildings to accommodate more frequent heavy rains without significant impact on neighboring homes and ultimately, on Eagle Creek water.

Thank you for your attention.

Lucinda Nord

**Blackham, Kathleen**

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**From:** Amanda O'Donnell <amanda\_odonnell@att.net>  
**Sent:** Friday, July 21, 2023 1:34 PM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com  
**Subject:** Rezoning

The Metropolitan Development Commission  
Ms. Judy Wertz-Hall  
Hearing Examiner  
200 East Washington Street  
Indianapolis, IN 46204

I am writing in opposition to rezoning of land outside of I-465 and south of West 86th. Please keep this land zoned for residential use.

There are a number of hotels in the area and the Traders Point Shopping Center still has vacant stores. This land needs to remain for residential use.

Thanks,

Amanda O'Donnell

## Blackham, Kathleen

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**From:** Michael Peters <mapsbmw@yahoo.com>  
**Sent:** Friday, July 21, 2023 12:35 PM  
**To:** Blackham, Kathleen; PTR1972@aol.com  
**Cc:** Phillip ping  
**Subject:** The Crossing at Traders Point

The Crossing at Traders Point

Kathleen,

Good Morning, and thank you for your time and consideration in this matter. I have attended most, if not all the meetings concerning this request to adjust zoning of our special neighborhood. We all built and moved here, because it was known as "The best kept secret in Indy", due to the wetlands, the wildlife, the ability to see the stars at night, the majestic trees, and the overall beauty of the area. The neighborhood had access to all the major highways, and it was quick to get anywhere with ease. We have seen this deteriorate with the building of other business areas just east of the interstate, along with the vacancy of commercial development at Trader's Point. There are so many business areas that are not being utilized at present, and we feel there is no need to disrupt our high dollar investments we've established in our homes and properties. These are a few things we see as paramount issues with this development.

- Loss of home value
- Drainage issues
- Wildlife loss
- Major traffic issues with no \$\$ committed, prior to development
- Destruction of Marsh Rd from semi traffic that is already not being addressed
- 90 ft variance request for buildings that will look into our homes and properties.
- Increased lighting
- Increased noise
- Opportunity to have even more vacant business at our expense
- Loss of nature and protected wetlands • Destruction of roads and side areas
- Increased traffic flows on major roads, as well as side roads, from people utilizing the businesses and traveling to and from work.

All of these things pose a negative impact to the neighborhood and the valued constituents of this district. It is my understanding that, as early as 2019, this area was deemed to be necessary to remain residential and protected by the city. I feel that nothing has changed that would impact that decision to be adjusted. We are not against development, but we do stand united against this development here, in our protected area. This is zoned for high end residential, and we should protect that zoning, and our constituents at all costs. The ability for businesses to make money is very important, but not at the expense of destroying our residential area and our ability to maintain our valued properties and investments. This development can be built elsewhere, and provide the profits the business needs, without this re-zoning effort. I appreciate your efforts in assisting us to make these points known to all necessary parties.

Thank you,

Michael Peters  
6314 Keeneland Ct.  
Indianapolis, IN  
46278

Ph: 317-850-6048

Sent from my iPhone

## Blackham, Kathleen

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**From:** dana@dstranslations.com  
**Sent:** Friday, July 21, 2023 11:52 AM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com  
**Subject:** The Crossing at Traders Point (Ropkey/Beeler properties)

Dear Kathleen,

I hope this finds you well.

I am reaching out to oppose The Crossing at Traders Point petition.

The 200 acres of land under consideration for commercial development is a beautiful property made up of wooded areas, lakes, wetlands, fields and wildlife. This area is a rarity and a very welcome break for drivers to look at as they drive along I-465.

I want to make one main point in support of denying the commercial development of this natural property: Heat reduction.

Consider the current alarming news out of Phoenix, where residents are suffering excessive heat warnings day after day. Making matters worse for Phoenix is the fact that the city has relatively little ability to absorb heat:

“The infrastructure of Phoenix is making the effects of extreme heat worse by reducing the city’s capacity to absorb heat. The urban heat island effect causes much higher temperatures in areas that have been over-developed with pavement, buildings, and other heat-retaining surfaces.” (Retrieved from <https://climatecheck.com/arizona/phoenix>).

Indianapolis (and Marion County) can position itself wisely for our nation’s future of rising temperatures by ensuring that our city has the capacity to absorb heat and by wisely limiting the total acreage covered by heat-retaining surfaces.

If the Ropkey/Beeler property is approved for commercial development, we will replace 200 acres of heat-absorbing land with heat-retaining surfaces. Please consider the fact that commercial development already dominates the inner side of I-465 directly east of this proposed development. Shouldn’t I-465 be a natural demarcation line? Please do not approve the rezoning of the Ropkey/Beeler property. We need to limit the total acreage of heat-retaining surfaces in the area (of which we probably already have enough) and preserve the valuable ability of these 200 acres to absorb heat.

We need to start taking seriously the fact that urban areas are becoming uninhabitable. Indianapolis and Marion County can proactively position itself for a hotter future. Please deny the rezoning petition and keep the 200 acres of natural space to the west free from commercial development.

Respectfully submitted,

Dana Scruggs

7970 Sunset Cove Drive  
Indianapolis, Indiana 46236

Dana Scruggs

[www.DSTranslations.com](http://www.DSTranslations.com)

<https://www.linkedin.com/in/dana-scruggs-83b319b8/>

## Blackham, Kathleen

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**From:** Brian Smith <bdsmi@outlook.com>  
**Sent:** Friday, July 21, 2023 3:07 PM  
**To:** Blackham, Kathleen  
**Cc:** h86@iga.in.gov; Robinson, Leroy; s29@iga.in.gov  
**Subject:** Rezoning of the Kite / Rocket property, proposed developer Cornerstone Case # 2023CZN814

Dear Kathleen,

We are residents of the Traders Point area. Since the general public and those affected by Case #2023CZN814 (the Kite/Ropkey property, proposed developer Cornerstone) do not really have a way to fully express our concern with this proposed development, I wanted to share my thoughts and concerns with you in a letter/email.

To be clear, we are not opposed to development, but we are opposed to development that hasn't been thoroughly analyzed based upon facts (not just a developer's word). In this case, Cornerstone is requesting a zoning change from residential to commercial. This proposed development request is a perfect example, in my opinion, of not having enough facts to make a determination and, thus, a zoning change. Available funding from the city/state, data to analyze environmental and drainage issues, and occupancy data are all lacking in this review.

Extensive road work will be necessary to accommodate traffic going in and out of the proposed development and added to 86th Street as well as the Marsh Road extension. Cornerstone has proposed a roundabout on 86th Street but has also stated that they will not fund any of the road improvements. As a result, the city or state will be funding it and ultimately the taxpayers. How is it that the city/state may be willing to spend millions on roads/roundabouts for Cornerstone as the developer and ultimately Kite as the seller? Again, no funding has been approved or contemplated by the city/state as far as we know.

The extension of Marsh Road through the proposed development would be very challenging for all of our neighbors along Marsh and 79th. The added traffic, both cars and large trucks, would destroy the road. Ultimately, again, city/state/taxpayer funds will be needed to widen or upgrade or both. And again, no funding has been approved or contemplated by the city/state as far as we know.

When we asked to see Cornerstone's environmental and drainage analysis, we were told that these studies would not be completed prior to the zoning request approval because "the cost was too great" for them to commission it. We then offered to complete a thorough environmental and drainage analysis for Cornerstone but were denied access to the property. As a result of the access denial, we have commissioned our own traffic study



review, environmental analysis, and drainage analysis with the idea that the specialists can do the best job possible, with limited access, but at least some facts would be available to analyze the full scope. Those reports are in process right now. This obviously costs a great deal of money out of our pockets (which Cornerstone is unwilling to do), but our community, our home values and our peace of mind is that significantly important to us. I hope it is to you all as well.

If this zoning change request were to be approved, it seems as though the wants and needs of Cornerstone/Kite are being put ahead of us....your constituents, your neighbors and your community. To make a decision to change the existing master plan without sufficient analysis of traffic, environmental, drainage, occupancy levels seems to me to be not only illogical but almost bordering on favoritism toward Cornerstone and Kite.

Thank you for your time and for your consideration.

Best regards,  
Brian Smith and Carla Trusty-Smith  
8111 Moore Rd  
Indianapolis, IN 46278

Sent from my iPhone

## Blackham, Kathleen

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**From:** Sandi Tavel <sanditavel@gmail.com>  
**Sent:** Friday, July 21, 2023 7:16 AM  
**To:** Blackham, Kathleen  
**Cc:** Susan Blair; PTR  
**Subject:** Traders Point 200-Acre Development

Good morning Ms. Blackham,

I am writing to express my **opposition** to the 200-acre development proposal at Traders Point in Pike Township.

1. The property is zoned residential and **should remain residential**. The proposed commercial plan does not fit into this residential scenario. Keep the commercial development east of 465.

2. **Drainage** is a problem. The existing ponds are too small and shallow to contain runoff from the myriad paved areas and gutter water from the proposed buildings. It's too much water to direct to local streams. When the small Brennan Woods housing division was built several years ago to the southwest of this subject property, the water runoff caused erosion damage to the stream banks and destroyed a weir in Traders Point North. To this day, the problem continues.

3. **Sedimentation and oily pollution of Fox Lake due to storm water runoff**. This lake feeds into Eagle Creek which provides drinking water to Indianapolis residents.

4. **The forests should remain for the rare wildlife which has a home there**. It has taken over 40 years for the fox population to become re-established in the area. There should be more control over leaving established woodlands intact in order to protect the animal species existing on the property as well as leaving trees to help fight the climate crisis. Every tree also counts in providing the oxygen we breathe.

5. **Additional commercial space is not needed in this residential area**. This is evident by the fact that the "high end" businesses in the Traders Point Shopping center have mostly departed and the center cannot fill its rooms. Part of the center has even been torn down because of lack of occupancy.

6. **We do not want hotels and 90-foot buildings as neighbors**. We are not opposed to residential development with single family homes.

**There are so many reasons not to commercially develop this property. Please do the right thing and DO NOT let this proposed zoning variance pass.**

Thank you,

Sandi Tavel  
Property owner in Traders Point North

## Blackham, Kathleen

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**From:** Robyn Wright <wright.robyn82@gmail.com>  
**Sent:** Friday, July 21, 2023 12:18 PM  
**To:** Blackham, Kathleen

I'm writing in concern about the commercial development on Conroe on the Northwest side. I am someone who regularly drives through this area, not a resident. I still am so bothered it's going to be commercial and local wildlife, waterways, and neighborhoods are being disturbed. No way will I frequent possible future businesses. Protect nature because we are nature

Sincerely  
Robyn Wright

## Blackham, Kathleen

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**From:** Dimitri Abrams <dimitri.abrams@gmail.com>  
**Sent:** Thursday, July 20, 2023 9:54 PM  
**To:** Blackham, Kathleen  
**Cc:** ptra1972@aol.com  
**Subject:** Case #2023CZN814 (Kite/Ropkey Property)

Dear Ms. Blackham,

I live in Trader's Point at 8451 Moore Road, Indianapolis, IN 46278. Thank you for working in local government and working hard to make Indianapolis the best that it can be!

I strongly believe that the Kite/Robkey property **should not** be rezoned from Residential to Commercial.

I am against the currently proposed development for several reasons:

1. There is Insufficient information on traffic, water drainage, and **environmental impact** to make an informed zoning change.
  - Trader's Point Historical District will fund these studies to ensure there is sufficient information to make an informed decision. Please wait until these are complete to make any sort of zoning decision.
2. The Kite/Ropkey property is one of our last remaining wetlands and is a critical part of the **Eagle Creek watershed, which provides our drinking water**. I am extremely concerned about paving these 200 acres and thus destroying this habitat. This is an important environment for bald eagles, coyotes, foxes, beavers, muskrats, innumerable species of birds, endangered bats, fireflies, and monarch butterflies. This is not even to mention the old-growth trees that began growing well before my parents and will outlive my children.
  - **In 2019, Plan Indy designated this area as environmentally sensitive.** Their overlay was intended for this area specifically because of the high quality woodlands, wetlands, and other natural resources to be protected. The purpose was to prevent potential damage to these resources caused by development. If anything, there has only been more loss of habitat in the surrounding area, so it's critical that this tract of land remains protected.

We have not been presented with sufficient justification to change the city's General Plan. Further, to make any sort of decision before sufficient traffic, environmental, drainage, and occupancy research has been completed would be irresponsible.

We implore you, please take the time to completely and appropriately evaluate the impact of this proposed development by waiting until these studies are complete before considering re-zoning.

Dimitri Abrams  
8451 Moore Road  
[dimitri.abrams@gmail.com](mailto:dimitri.abrams@gmail.com)

## Blackham, Kathleen

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**From:** Michael Brunette <gbytech@sbcglobal.net>  
**Sent:** Thursday, July 20, 2023 9:48 PM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com  
**Subject:** Development West 86th

The Metropolitan Development Commission  
Ms. Judy Wertz-Hall  
Hearing Examiner  
200 East Washington Street  
Indianapolis, IN 46204

July 20, 2023

We are writing in opposition to rezoning of land outside of I-465 and south of West 86th. Please keep this land zoned for residential use.

Michael K. Brunette  
Julie M. Brunette  
6333 Harmonridge Ct  
Indianapolis, IN 46278

[Sent from AT&T Yahoo Mail for iPad](#)

Ms. Kathleen Blackham  
Senior Planner, City of Indianapolis  
City-County Building  
200 E. Washington Street  
Indianapolis, IN 46204

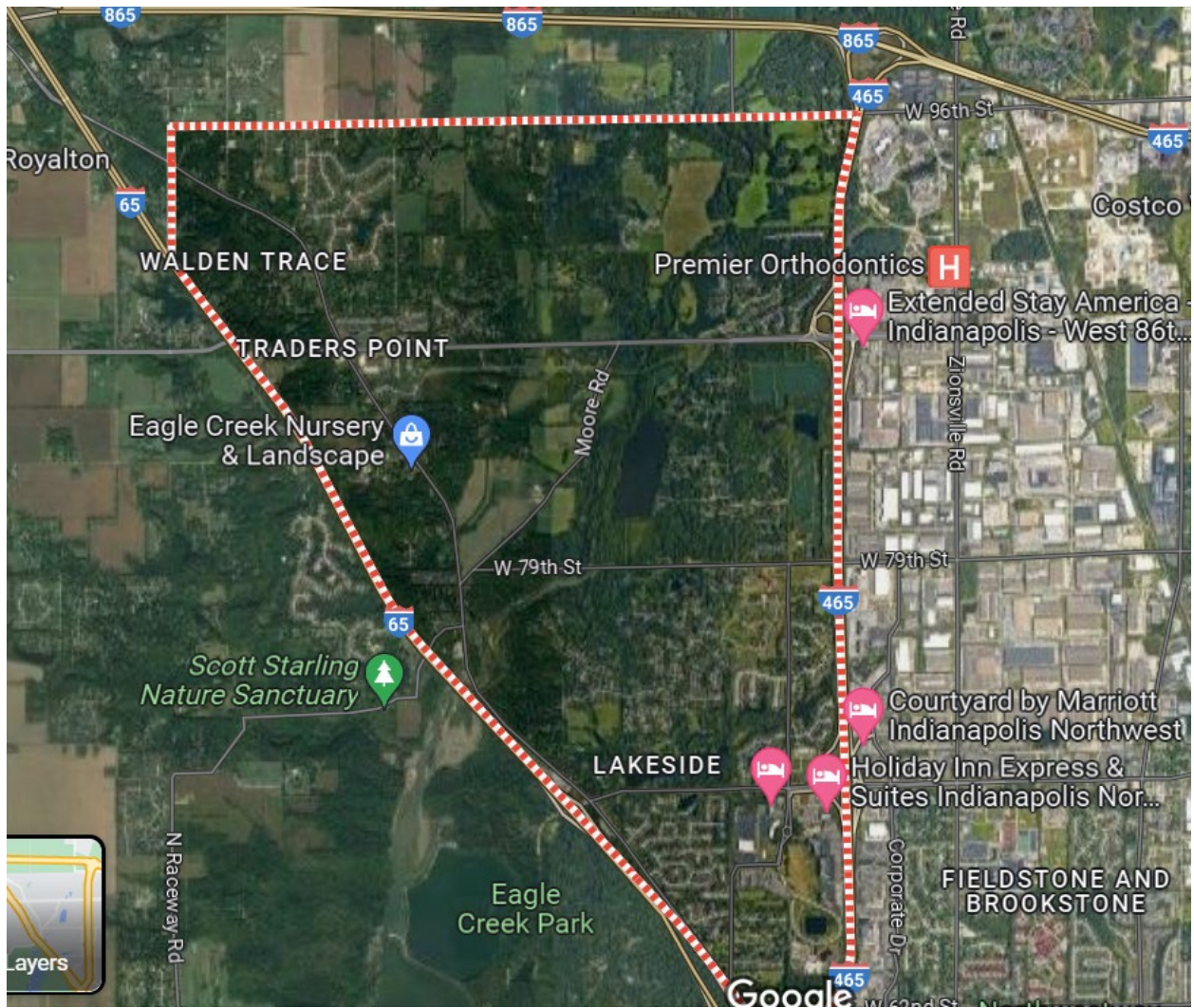
I am writing this letter to express opposition to the rezoning request for the property located between 79<sup>th</sup> and 86<sup>th</sup> street, just west of I-465, commonly referred to as the Ropkey/Beeler property. The reasons for my objection are the following:

1. First, rezoning as requested would be in direct conflict with the Department of Metropolitan Development's Comprehensive Plan created just 4 years ago.
2. An aerial overview of the area quite clearly demonstrates why this property should not be allowed to be rezoned to allow anything commercial. See image on following page. Allowing this zoning is totally out of character for the area and an example of spot zoning.
3. The request for a variance to allow for 90-foot-tall buildings is double what the C-S zoning allows. There are no other buildings of this height within several miles of this site and clearly buildings this tall would be out of place, even on the other side of I-465 where no building approaches this height.
4. There are serious environmental concerns about this property being rezoned and its effects on wildlife and water, especially given the proximity to Eagle Creek Reservoir.
5. What the developer refers to as "the spine road" is an extension of Marsh Road which currently dead ends at the southernmost point of the property.
6. There has been virtually no discussion of the impact on Marsh Road, which has a weight-limited bridge between 79<sup>th</sup> and 71<sup>st</sup>, 79<sup>th</sup> or Noel Road which also has a similarly weight-restricted bridge.
7. Finally, in regard to the retail element of the development, the petitioner claims that it is in a "different market area" than the retail center located directly diagonal across I-465. Having spoken with a commercial real estate broker, that claim is false.

Thank you for your thoughtful consideration of these concerns. I hope that this petition will be rejected, and the integrity of the Comprehensive Plan upheld.

Sincerely,

John Bryan  
6449 Coughlan Drive  
Indianapolis, IN 46278



## Blackham, Kathleen

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**From:** Debbie & David Casey <ddcasey1985@gmail.com>  
**Sent:** Thursday, July 20, 2023 10:57 PM  
**To:** Blackham, Kathleen; ptr1972@aol.com  
**Subject:** Rezoning

The Metropolitan Development Commission  
Ms. Judy Wertz-Hall  
Hearing Examiner  
200 East Washington Street  
Indianapolis, IN 46204

July 21, 2023

We are writing to express our opposition to the rezoning of the land outside of 465 and south of West 86th Street.

This is a residential and wooded area that is not the place for commercial and retail development. Please consider the concerns of current residents of this area and do not approve rezoning.

Thank you,

David and Debra Casey  
8845 Worthington Circle  
Indianapolis, IN 46278

Sent from my iPhone



## Blackham, Kathleen

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**From:** Dwayne Crawford <dwaynecrawford@att.net>  
**Sent:** Thursday, July 20, 2023 5:46 PM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com; Wanda Thompson  
**Subject:** Opposition to rezoning of land outside of I-465 and south of West 86t

TO: [Kathleen.Blackham@indy.gov](mailto:Kathleen.Blackham@indy.gov)  
CC: [PTR1972@aol.com](mailto:PTR1972@aol.com)

The Metropolitan Development Commission  
Ms. Judy Wertz-Hall  
Hearing Examiner  
200 East Washington Street  
Indianapolis, IN 46204

July 21, 2023

We are writing in opposition to rezoning of land outside of I-465 and south of West 86th. Please keep this land zoned for residential use.

Dwayne & Wanda Crawford  
8728 Bergeson Dr  
Indianapolis, IN 46278

## Blackham, Kathleen

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**From:** Cassandra Curtis <ceneurogirl@yahoo.com>  
**Sent:** Thursday, July 20, 2023 6:25 PM  
**To:** Blackham, Kathleen  
**Subject:** West 86th

Ms. Blackham,

I am writing to you in opposition of the zoning for commercial property south of 86 street and 465. Please do not ruin our residential communities of farms, houses, and small businesses.

Sincerely,

Cassandra Curtis  
6720 Waterside Court  
Indianapolis, IN 46278

## Blackham, Kathleen

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**From:** Asieh Dicken <asieh.dicken@gmail.com>  
**Sent:** Thursday, July 20, 2023 7:22 PM  
**To:** Robinson, Leroy; Ray, David M.; Potts, Keith; Osili, Vop; Oliver, William; Mowery, Brian; jessica.mccormich@indy.gov; Mascari, Frank; Lewis, Maggie A.; Larrison, Jason; Jones, Kristin; Jackson, La Keisha; michaelpaul.hart@indy.gov; monroegraysjr@gmail.com; Graves, Keith; Evans, Jared; ethanevans4indy@gmail.com; mike.dilk424@gmail.com; cristalee1986@gmail.com; Brown, Ali; Boots, Dan; Barth, John; Bain, Joshua; paul.anneed23@gmail.com; zach@adamsonforindy.com; s29@iga.in.gov; Blackham, Kathleen; h86@iga.in.gov; susan@ptr.net  
**Subject:** The Trader Crossing (Ropkey and Beeler)

**This development will change our area a lot, esp traffic, & esp on 79th & Marsh Rds!!**  
**The HOA's along w/PTRA & TPAN have been trying to work on this for the community, but, it has been an upward battle (esp if Leroy is not representing his constituents)!**  
**We have been going to meeting after meeting. Please pay attention to this we need our councilmen to help us. We are very concern that this development will change our community and security of our extended neighborhood. We need houses not hotels and bars in this area.**

**Thanks!**

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Regards,  
Asieh Dicken  
Cell 317-403-6384

## Blackham, Kathleen

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**From:** D Feser <dfeser122@gmail.com>  
**Sent:** Thursday, July 20, 2023 11:37 PM  
**To:** Blackham, Kathleen  
**Subject:** Case #2023-CZN-814/2023-CVR-814

My name is Denise Feser and I live in Normandy Farm, one of the neighborhoods that will be impacted should the zoning and variance petition for Case #2023-CZN-814 / 2023-CVR-814 be approved by the Metropolitan Development Commission. I am writing to voice my opposition to this petition.

The quiet neighborhood I built my house in nine (9) years ago has been encroached upon by numerous developments some good, some not so good. Along with this continual development has come increased traffic on our already neglected roads, specifically Marsh Road and Conarro Road, in addition to the blight resulting from the numerous warehouses, businesses, restaurants, groceries stores, etc, left abandoned when the business leave.

I am opposed to this development for the following reasons:

- The type of businesses a C—S classification allows. This one really concerns me as the length of time the developers are saying it will take to develop the 200 acres. This will leave residents in a constant state of monitoring the property should they put forth any changes as the property is developed over time.
- The variance request to allow 90 foot buildings is another concern. There are no 90 foot buildings in Park 100, Intech, or on either side of 86<sup>th</sup> Street west of 465. Larger buildings will accommodate:
  - Increased traffic and more damage to existing roads
  - Speculative nature of the development
  - Rental living units as opposed to homes. Studies have proven ownership helps preserve the quality of neighborhoods.
  - Vacant spaces at the start of the project and over time as businesses close (more blight).
  - Admittedly, I know nothing about infrastructure engineering - environmental issues, water retention, runoff, etc. but it appears these issues have largely been ignored or trivialized by the developers.
- It is my understanding that a “Comprehensive Plan” has designated areas west of 465 as residential. There is no way I would have built a home in Normandy Farm had the proposed development been in place. I naturally, am concerned for my property’s value diminishing.
- The low occupancy rate of Park 100 and empty spaces in Traders Point seem to indicate lackluster demand for more development in the area.

At a meeting held this spring, the developers were not very receptive to the numerous concerns of residents, and this is most concerning. Residents put forth a list of commitments of which several were not agreed to, e.g. no bars or liquor stores. In addition it is my understanding that they have denied access to the property from a

resident who was willing to pay for an environmental study and they declined a request for an infrastructure meeting. This leads one to ask, what are they hiding?

Thank you in advance for your consideration of my concerns.

Sincerely,

Denise Feser

## Blackham, Kathleen

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**From:** Diane Fitzgerald <dfitzgerald869@gmail.com>  
**Sent:** Thursday, July 20, 2023 10:09 PM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com  
**Subject:** 2023-CZN-814/2023-CVR-814 Petition to rezone by Cornerstone Companies, Inc. and GCG Investments, LLC.

Dear Ms Blackham,

RE: 2023-CZN-814/2023-CVR-814 Petition to rezone by Cornerstone Companies, Inc. and GCG Investments, LLC.

I urge you to oppose this petition to rezone. I own the home at 8007 Gordon Drive. My property lies on the western border of the southernmost area (Area 4) of the proposed development. Thus far, I have not been given the opportunity as a “most impacted” homeowner to have my concerns addressed or my questions answered, though I have attended every public meeting.

Area 4 in the southwestern portion of the proposal is bordered on the west by private residences with values that range from the upper three hundred thousands to 1.2 M, most with at least one acre land parcels and many with several acres. According to the Marion County Land Use Plan, the area surrounding the proposed development is a designated Rural or Estate Neighborhood:

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

A commercial space adjacent to our homes, with proposed building heights of 90 feet or more would clearly violate this neighborhood typology, have a negative impact on the value of our homes, and a negative impact to our general well being as citizens of Marion County. Specifically targeting racing teams and life-sciences to fill the developed space causes an even greater concern over contamination of the surrounding wetlands and natural areas, and our water sources, ie. **underground wells that provide clean water to our homes** and creeks that feed the Eagle Creek watershed.

Secondly, the proposed use of the northwestern most area (Area 5) to develop mixed use/multifamily housing is a reckless use of some of the most ecologically sensitive land in Pike Township. This area is home to several endangered species including Trillium cernuum and eastern box turtles.

Our community and the Pike Township Neighborhood Association have attempted to gain commitments from Cornerstone and GCG Investments, but the petitioners have refused all but the most insignificant requests. It is my opinion that they have not worked in good faith with our community and they have not done adequate studies to understand the impact of this proposal on our neighborhoods. It is also my opinion that the commitment they have garnered from **only one hospital occupant** for the entire 200 acres is not enough support to ensure the land won't be off-loaded after rezoning, possibly to foreign investors, which is prohibited for agricultural land by Public law 156 signed last year by Governor Holcomb.

This petition needs greater scrutiny and greater commitments from the petitioners on the final use of this land. Please vote NO on this proposed land use.

Sincerely,  
Diane Fitzgerald

## Blackham, Kathleen

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**From:** Aisha Gamble <algamble@alumni.iu.edu>  
**Sent:** Thursday, July 20, 2023 6:19 PM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com  
**Subject:** Cornerstone / West 86th Opposition to Rezoning

July 20, 2023

Cc: The Metropolitan Development Commission  
Ms. Judy Wertz-Hall  
Hearing Examiner  
200 East Washington Street  
Indianapolis, IN 46204

We are writing in opposition to rezoning of land outside of I-465 and south of West 86th. Please keep this land zoned for residential use.

Erick Gamble  
Aisha Gamble  
8811 Bergeson Drive  
Indianapolis, IN 46278



**Blackham, Kathleen**

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**From:** James Gentry <jeemgentry1958@att.net>  
**Sent:** Thursday, July 20, 2023 7:45 PM  
**To:** Blackham, Kathleen  
**Subject:** Property southside of West 86th street.

To whom it may concern, We stand in opposition to the rezoning effort to make commercial property out of the South side of West 86th street, near 465. The This area should remain for residential use and not commercial development. Marlene and Jim Gentry, who live at 6431 Shamel Drive. 46278

[Sent from AT&T Yahoo Mail on Android](#)

**Blackham, Kathleen**

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**From:** Eric Gillispie <elgillispie@hotmail.com>  
**Sent:** Thursday, July 20, 2023 5:23 PM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com  
**Subject:** DEVELOPMENT PROJECT (ROPKEY-BEELER FARM on W. 86TH St)

We are writing in strong opposition to rezoning of land outside of I-465 and south of West 86th.  
Please keep this land zoned for residential use.

Eric & Pat Gillispie  
8939 Waterside Circle  
Indianapolis, 46278

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## Blackham, Kathleen

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**From:** Paul Gunn <pdgunner236@gmail.com>  
**Sent:** Friday, July 21, 2023 5:36 AM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com  
**Subject:** Case 2023 CVN 814 / Variance

Dear Ms Wertz-Hall,

I am a resident of the Falcon Ridge subdivision across from the development being named as "The Crossing at Traders Point". I am writing in opposition to this development. As an engineer and constructor, I am usually open to development and improvement in a community. However, "improvements" in a community would usually involve the community in the process.

As a developer, Cornerstone has done a miserable job involving the community in presentations and discussions on how they are going to improve our quiet community with hospitals, laboratory/life sciences/ and light manufacturing and more commercial space that Kite cannot fill east of 465 even as they petition to change 200 acres of farmland, wetlands, wooded areas to a sea of pavement, buildings and parking lots that will be an extreme change to all of the community that surrounds this property. Hospitals are overbuilt, office space abounds in contiguous areas east of 465 and we are told that this site will be different if you just allow us to have a general zoning change to allow commercial buildings on this property.

We are not against progress, but we are against blind progress. As homeowners, once we cede the zoning change to general commercial property we have very few remedies if the developer says he wants to install distribution centers or other types of industry that is not conducive to a residential neighborhood.

Specific concerns are

1. Traffic
2. Drainage
3. Environment Protection
4. Underutilized commercial property in other area developments
5. Noise loop
6. Lack of compelling community benefits
7. Lack of infrastructure improvements as part of the project.

Please deny this zoning change until assurances are made that the the above issues are addressed.

Thank you,  
Paul & Terri Gunn

## **Blackham, Kathleen**

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**From:** Helsel, MD, Susan L. <SHelsel@ecommunity.com>  
**Sent:** Thursday, July 20, 2023 5:31 PM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com  
**Subject:** Urgent Appeal to Halt Proposed Rezoning Efforts (Cases 2023-CZN-814 and 2023-CVR-814 )

**Subject: Urgent Appeal to Halt Proposed Rezoning Efforts (Cases 2023-CZN-814 and 2023-CVR-814 )**

Dear Kathleen ,

I am writing to you today as a very concerned citizen residing in Traders Point (District 1).

I have been a resident of this area since May 1999. I am imploring you to halt any ongoing proposed rezoning efforts.

Our local community here has always been unique in its balanced blend between residential, nearby commercial and natural spaces.

This rezoning proposal has real potential to destroy this equilibrium that underpins our districts beauty and prosperity which makes it unique in Marion County.

Specifically, through research and collaboration with my neighbors in the community, there are many potential issues that this commercial rezoning will cause.

These include:

- dramatically increased flooding risk and runoff
- displacement of wildlife, some government protected
- destruction of our district's historical sites and cultural heritage
- destruction of protected environment / wetlands
- stormwater runoff affecting Eagle Creek Park and our local city water supply
- congestion and traffic flow issues
- new costs for roads and public services
- disruption of our quality of residential life

While I recognize that rezoning in some areas and situations can bring economic benefits and pave the way for progress, it **MUST** not come at the expense of our community's wellbeing. I believe it is in our collective interest to work together and focus on sustainable residential community zoning and development.

I respectfully request you to prioritize the voices and concerns of myself and my neighbors, and act in the best interest of this community.

My above concerns are shared by many, and, as I am confident they have been stated by others in more detail, I would be more than happy to provide more details for you if necessary.

Most Sincerely,

***Susan L Helsel, MD***

*6727 Falcon Ridge*

*Indianapolis, IN 46278*

*317-698-6487*

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## Blackham, Kathleen

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**From:** Eric Hodges <hodgese@gmail.com>  
**Sent:** Thursday, July 20, 2023 10:40 PM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com  
**Subject:** Against re-zoning in Traders Point

The Metropolitan Development Commission, Ms. Judy Wertz-Hall:

I am writing this in regards to case #2023CZN814 as an opponent to the development.

My main points of opposition:

- I do not believe there is cause for re-zoning. This property has been designated residential and affirmed as best suited to a residential property (Plan Indy 2019)
- Plan Indy also designated this area as "environmentally sensitive." The large quantity of heritage trees are irreplaceable, and the conversion of this area into a commercial zone would greatly impact an area already labeled with drainage issues.
- Though the trees were just mentioned above, they also fall into the category of long-term vision for Marion County and Indiana. Though development and buildings are an important part of any urban area, conserving heritage trees is something that adds historic, aesthetic, and environmental benefits. Cornerstone should pursue this sort of development in a place where the land has ALREADY been cleared. Please do not take a short-term view on this and consider the effects of such a change not only immediately, but in the decades to come.
- Marion County may desire the influx of revenue from a project such as proposed. However, it has not been determined the cost that Marion County would incur in added infrastructure / roads. And though the property itself may bring in income, the destruction of property values to the current residents ought also to be considered.
- It is not just residents who enjoy the lush greenery and aesthetic of the Trader's Point area. These niches of green in an urban area provide pleasure to people driving through; any city planning should place an emphasis on preserving remaining green spaces.
- If Marion County really wants the development proposed by Cornerstone, it would be better to keep this plot of land zoned residential and assist Cornerstone in finding a more appropriate location within the County that would not have as much infrastructure or environmental impacts.
- The development company, of course, has its own interests in mind. There is no guarantee that they will abide by any of the wishes or desires expressed by nearby residents or anyone else, or even the plan they have laid out to convince the county to re-zone. Ultimately, they do not care about what is good for the community, but what is good for their pocketbooks. *Please* listen to the residents, who live here and have a stake in what happens here every day of their lives, over a corporation that will be here today and gone tomorrow.

Sincerely,  
Eric Hodges  
Marion County Resident  
312.267.0057

## Blackham, Kathleen

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**From:** Burke Mamlin <west86th@reachburke.com>  
**Sent:** Thursday, July 20, 2023 11:37 PM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com  
**Subject:** In opposition to commercial rezoning south of West 86th neighborhood

Ms. Blackham and Ms. Judy Wertz-Hall,

I am writing in strong opposition to the proposed commercial development of residential land south of West 86th street just outside I-466. Please help protect our wonderful community from being exploited by commercial interests by keeping this land zoned for residential use. There are plenty of empty and underused commercial properties available inside I-465. Allowing them to expand outside of I-465 will lower our property values, add to already congested traffic, and go against existing zoning plans. The residents of the Traders Point area in Pike Township are speaking with one voice – do not rezone land outside of I-465 to commercial!

Please feel free to contact me with any questions.

Thank you,

Burke Mamlin  
8644 Mariesi Drive  
Indianapolis, IN 46278  
Cell: 317-414-7027

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Burke Mamlin, MD  
Associate Professor of Clinical Medicine  
Indiana University School of Medicine  
Program Director  
Regenstrief Clinical Informatics Fellowship  
Research Investigator  
Regenstrief Institute, Inc.  
OpenMRS Co-Founder

## **Blackham, Kathleen**

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**From:** Austin Myers <fusionmid36@gmail.com>  
**Sent:** Thursday, July 20, 2023 8:55 PM  
**To:** Blackham, Kathleen; ptr1972@aol.com  
**Subject:** Opposition to Commercial Rezoning

Ms. Blackham,

I am writing to you in opposition of the zoning for commercial property south of 86th street and 465. The lack of a clear plan and unwillingness by developers to negotiate on requests does not reflect an effort to improve the area in a beneficial manner for the residential area.

Again, we oppose the rezoning and respectfully ask you to consider deciding against this proposal.

Best,

Austin Myers  
6535 Shamel Dr  
Indianapolis, IN 46278



## Blackham, Kathleen

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**From:** mbl prairieradio.com <mbl@prairieradio.com>  
**Sent:** Thursday, July 20, 2023 8:26 PM  
**To:** Blackham, Kathleen; PTR1972@aol.com  
**Subject:** The Crossing at Traders Point

We would like to voice our serious concerns about the proposed The Crossing at Traders Point development. We have lived in the Normandy Farms neighborhood for 22 years. We both drive on 79th street and Marsh Road nearly every day. We love the area because it is quiet and reminiscent of an old Indiana farm area, with open spaces and the old farm buildings still at this intersection. We do like that when we cross over 465 towards town, we can find shopping, restaurants, gas stations, etc. - **but what is perfect about that is the 465 "border."** One of the BIG reasons we purchased our house in this neighborhood is that it is outside that border, and we were told it was zoned to stay that way. It is such a nice feeling to come home, out of the city, to cross over 465 at 79th Street or under 465 at 86th Street and be "in the country" - residential, beautiful houses, open grassy spaces, white fences, lakes, etc. PLEASE do NOT rezone our lovely residential area and ruin this neighborhood for the many residents who purchased homes here BECAUSE it was zoned residential. Thank you for your consideration of our sincere request.

Peter Oleshchuk  
Merri Beth Lavagnino  
7426 Perrier Drive  
Indianapolis, IN 46278

## Blackham, Kathleen

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**From:** Phillip ping <ping41@comcast.net>  
**Sent:** Friday, July 21, 2023 1:26 AM  
**To:** Blackham, Kathleen  
**Cc:** Michael Peters  
**Subject:** The Crossing at Traders Point

Good morning Kathleen from Chudniv Ukraine. I cannot attend the meeting because I am here doing humanitarian work and ministry. I am writing you in opposition to the Crossing at Traders Point. This area is not suited for more commercialization. Park 100 has already caused a large number of semi trucks on marsh Road. They are noisy and destroying March Road pavement between 71st and 79th St. They totally ignore the 11,000 load limit that is posted. We were told when they developed it that 50 commercial truck traffic would not come to South. IMPD, the sheriff's office and Indiana State police refuse to police these violations.

Plz do not commercialize this area further. There are a large number of vacant buildings in Pike Township all ready. We covet our once quiet and lovely neighborhood and are resisting the destruction of this very desirable area for residents any further. Thank you.

Phil Ping  
7504 Chestnut Hills Dr  
INDPLS. In 46278  
317-506-3761

Sent from my iPad

## Blackham, Kathleen

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**From:** Elizabeth Prusak <elizabethprusak@yahoo.com>  
**Sent:** Thursday, July 20, 2023 5:56 PM  
**To:** Blackham, Kathleen; Ptra  
**Subject:** Oppose!

We are writing in opposition to rezoning of land outside of I-465 and south of West 86th. Please keep this land zoned for residential use.

Mark and Elizabeth itzkowitz  
6633 Greenridge Drive  
Indianapolis, IN 46278

Sent from my iPhone

## Blackham, Kathleen

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**From:** toddsanger@gmail.com  
**Sent:** Thursday, July 20, 2023 11:18 PM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com  
**Subject:** Opposed to Rezoning Request for Ropkey-Beeler Farm

Dear Ms. Blackham

My name is Todd Sanger. I am a resident of West 86<sup>th</sup> Street Neighborhood which directly borders the Ropkey-Beeler Farm. I have lived here for 25 years. I am concerned that the developers plans for the Ropkey-Beeler Farm will have a very detrimental effect on my home. I am concerned about increased traffic, increased noise from retail establishments, unsightly tall hotels, and potential environmental impacts. All of this will also reduce my house's value since I am only a block away from much of it. I am asking that the City please deny this variance request. Thank you!

Todd Sanger  
317-250-7673

## Blackham, Kathleen

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**From:** Schoon, Paul G <pschoon@iupui.edu>  
**Sent:** Thursday, July 20, 2023 4:56 PM  
**To:** Blackham, Kathleen; PTR1972@aol.com  
**Cc:** Schoon, Paul G

July 21, 2023

We are writing in opposition to rezoning of land outside of I-465 and south of West 86th. Please keep this land zoned for residential use.

John Doe  
Jane Doe  
1234 Greenridge Drive  
Indianapolis, IN 46278

*Paul G Schoon M.D.*

## Blackham, Kathleen

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**From:** Nicole Pugliese Sims <pugliese13@hotmail.com>  
**Sent:** Thursday, July 20, 2023 10:13 PM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com  
**Subject:** Opposition to The Crossing at Traders Point

The Metropolitan Development Commission  
Ms. Judy Wertz-Hall  
Hearing Examiner  
200 East Washington Street  
Indianapolis, IN 46204

Dear Ms. Blackham,

My husband and I reside in the Normandy Farms neighborhood. Due to the timing of the meeting, we are unable to attend said meeting. We would like it to be known that we strongly oppose any future construction or rezoning of the land in between 79th St and 86th St. The roads in the area are already in poor condition; an increase in traffic, especially construction vehicles, would cause even further deterioration. Additionally, the shops/retail spaces on 86th St on the other side of I-465 are losing business and do not get much traffic as it is.

Thank you for your time.  
Nicole and Jeremy Sims

Sent from my iPhone

To: Kathleen.Blackham@indy.gov  
Cc: [PTR1972@aol.com](mailto:PTR1972@aol.com)

The Metropolitan Development Commission  
Ms. Judy Wertz-Hall  
Hearing Examiner  
200 East Washington Street  
Indianapolis, IN 46204

July 21, 2023

We are writing in opposition to rezoning of land outside of I-465 and south of West 86th. Please keep this land zoned for residential use.

William Brent Threlkeld  
Donna Nichols Threlkeld  
6440 Shamel Drive  
Indianapolis, IN 46278

## Blackham, Kathleen

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**From:** Eric Toetz <edtoetz@yahoo.com>  
**Sent:** Thursday, July 20, 2023 9:03 PM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com  
**Subject:** The Crossing at Traders Point (79th-86 Street on NW Indy)

Hi - Our names are Kelly and Eric Toetz and we live in the Chestnut Hills subdivision at 71st and I-465 on the Northwest side of Indy. We are writing to voice that we do not want the development named Crossing at Traders Point to be approved by the Metropolitan Development Commission. There are several reasons that we believe it should not be approved:

- Impact on infrastructure. There are already traffic issues on the roads around the proposed development and adding this development will put more strain on roads that are not built to handle it. The city and state have not stepped up to resolve this issue. It seems that if they really wanted this project, they would have created a solution, but they have not.
- The areas has been planned for homes. As late as 2019, that's the city's plan. We chose to live in this area with that in mind, so putting a development in this space will impact the quality of life that we wanted by living in this area.
- Based on the limited research I've done, this is spot zoning. Illegal.

As impacted residents, we don't want this development and we want the commission to vote against it. We want this space to continue to be for homes.

Thank you for your time.

Eric & Kelly Toetz  
6233 Yearling Run  
Indianapolis, In 46278

Eric and/or Kelly Toetz edtoetz@yahoo.com



## Blackham, Kathleen

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**From:** Gregory Pemberton <GLPemberton@outlook.com>  
**Sent:** Thursday, July 20, 2023 5:15 PM  
**To:** Blackham, Kathleen  
**Cc:** Gregory Pemberton; PTR1972@aol.com; pembertonrobin@aol.com  
**Subject:** Rezoning Opposition

The Metropolitan Development Commission  
Ms. Judy Wertz-Hall  
Hearing Examiner  
200 East Washington Street  
Indianapolis, IN 46204

Dear Ms. Wertz-Hall:

We oppose the rezoning of the parcel of land outside I-465 and south of West 86<sup>th</sup> Street. Please keep this land zoned for residential purposes.

Sincerely,  
Gregory and Robin Pemberton  
6515 Bergeson Way  
Indianapolis, IN 46278

Greg Pemberton  
[glpemberton@outlook.com](mailto:glpemberton@outlook.com)  
(317)431-9013 Cell

## **Blackham, Kathleen**

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**From:** gcottingham@comcast.net  
**Sent:** Thursday, July 20, 2023 10:49 AM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com  
**Subject:** Resident OPPOSITION TO the Ropkey and Beeler property development

The Metropolitan Development Commission  
Ms. Judy Wertz-Hall  
Hearing Examiner  
200 East Washington Street  
Indianapolis, IN 46204

c/o Kathleen Blackham, City Planner [via EMAIL]

cc: Pike Township Residents Association, Inc. (PTR1) [via EMAIL]

To Whom It May Concern:

My wife and I would like to voice our opposition to the request referenced above relative to the property. So, please forward my comments if they might be helpful to anyone currently in discussions with the developer and/or zoning officials. We do so on the following grounds.

We believe the rezoning will be injurious to the surrounding communities. As noted by the significant opposition to this request, it is already a source of major concern among neighbors. Petitioner's proposed use of the property has already created multiple concerns, as noted in numerous complaints and testimony during prior public hearings. There is reason to believe that such use and potential activities may possibly reduce the value of surrounding properties and, therefore, the overall property tax base of the area. Most notably, it would directly impact voters living in the area.

The need for the rezoning has not arisen from some condition peculiar to the property. The petitioner has not proven that some physical feature of the property makes it so unique that rezoning to commercial use is necessary. One must hurdle I-465 to the east before encountering nonresidential zoning, making I-465 an effective buffer between residential and nonresidential. The potential of significant commercial enterprise development on the property would be isolated from any other such use west of I-465, thus piercing an otherwise residential area.

We believe the rezoning interferes substantially with the Comprehensive Plan for the area. The Plan recommends residential, specifically low-density residential property. The potential (and feared) uses of the property are not compatible with its surroundings.

We have been residents at our address for close to 20 years now and feel very threatened by this proposal. We have spent significant sums of money maintaining and developing our property and do not wish to risk its value.

In summary, we are AGAINST any rezoning or variances to the use of the property.

Sincerely,

Gene and Karen Cottingham  
8080 Wellsbrook Drive  
Indianapolis, IN 46278

317.716.4532 cell

## Blackham, Kathleen

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**From:** ERIC Berger <ekberger@comcast.net>  
**Sent:** Thursday, July 20, 2023 9:07 AM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com; ERIC Berger  
**Subject:** Opposition to rezoning The Crossing at Traders Point (Berger)

Dear Ms Blackham,

I will be out of town on July 27th and therefore unable to attend the hearing at the City-County Building re: the petition to rezone the the property for The Crossing at Traders Point currently the Ropkey Beeler Properties.

I have lived in my residence at 8522 Conarroe Road for 31 years. The proposed rezoning of said property directly across from my home for commercial purposes is completely unacceptable to me and the residents of the area.

The entire area surrounding this property west of Hwy 465 has always been and should remain residential. Commercial development of the property for commercial purposes, multi-family housing, hotel, etc, will bring chaos and considerable congestion significantly beyond what development of that property for single family homes would be. It would decrease the values of our homes and properties and importantly impact the quality of life we have become accustomed to.

The traffic on West 86th Street and Conarroe Road has increased exponentially since I have lived there. The only access to Hwy 465 is on 86th Street and 71st Street. Because of this, Conarroe Road has become a cut-through for vehicular traffic from west 86th Street accessing commercial properties south of 71st Street. Commercial development of The Crossing at Traders Point would exacerbate this situation. Currently drivers traveling west on 86th street who miss the entrance ramp onto Hwy 465 exit onto Conarroe Road to turn around. On a daily basis these individuals most often pull into my driveway. Some miss the entrance and end up in the ditch in front of my house or knock down my mailbox in the process.

Water runoff from the Ropkey Beeler through my property is significant at certain times of the year. I have added riprap to the "stream" bank through my property to stop erosion. The proposed development of this property would only make matters worse. Although water runoff would need to be addressed, typical green space and yards from single family houses would not have such an impact.

The West 86th Street residential development north of 86th Street is a model for what this property could and should become. I am completely opposed to multi-family housing development 200 feet from the front of my residence. Multi-family residences, commercial development including a motel is not what I want to see in my front yard nor do I and others want to deal with the the congestion and accompanying problems that this would bring.

In my absence at the upcoming hearing on this matter, I hope that you will be able to convey my feelings and opposition to the rezoning and development as being currently proposed.

Sincerely,

Eric Berger  
8522 Conarroe Road  
Indianapolis, IN 46278

317.308.9627  
ekberger@comcast.net

## Blackham, Kathleen

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**From:** Brennan Woods HOA <brennanwoodshoaindy@gmail.com>  
**Sent:** Thursday, July 20, 2023 1:32 PM  
**To:** Blackham, Kathleen  
**Cc:** Robinson, Leroy  
**Subject:** Case Number: 2023-CZN-814/2023-CVR-814

Ms. Blackham,

I am writing on behalf of the Brennan Wood Homeowners Association in regards to the proposed Rezoning Petition for 200 acres north of 79th St, south of 86th St, west of 465 and east of Conarroe.

As a group of constituents in District 1 and in Pike Township directly adjacent to the property in question, we are adamantly against this rezoning at this time. It is our opinion that the petitioner has not shown a willingness to truly negotiate on how they can support a project that does not directly or indirectly harm our neighborhood, our home values, or the community in which we live. The City Master Plan opted for this area to be zoned Residential for a reason, and we have high hopes that your team will support that Master Plan and deny this petition.

I know you have likely received an impressive number of emails on this topic, covering a wide array of reasons that other citizens and neighborhoods may oppose this. In our neighborhood, we have many points of concern, however I will limit that list to four items below to support what others may have already stated:

**- 79th Street and in particular Marsh Road are not built for the added traffic this will bring.** Marsh Road is already crumbling from illegal truck traffic that rolls across it consistently and daily, considering their convenience of route over anything else. We have a hard enough time (even with an occasional police presence) limiting/preventing the number of commercial delivery vehicles on these roads, roads that are clearly posted in multiple locations as roads that such vehicles are not authorized to drive on due to not being built for consistent use by such vehicles. In listening to the petitioner at a local meeting on May 4th, they clearly indicated they were positive that the plan would drive more traffic to 86th St in lieu of 79th and Marsh as they endeavored to calm our concerns. A few weeks later, their own traffic study indicated that the expansion of a spine road from 86th to 79th would in fact not reduce that traffic, but that traffic on Connaroe and Moore Roads would be reduced as the spine road would be a preferred route for many (increasing regular and truck traffic on roads that cannot support it).

**- The petitioner has no plans to support any impact outside of their specific development.** When the roads take on more traffic and require improvements, replacement, or repair, they have been clear that these are City of Indianapolis issues, and not something they will be paying for. We are concerned that their lack of vision or willingness to support a community they wish to move into and change, will not only have a negative impact on our neighborhood and homes, but will ultimately cost us tax dollars that could have been used in a better way. To date, we have been made aware of no plans by the city or petitioner on this topic, beyond the petitioner saying it's not their problem.

**- There are significant environmental and drainage concern with multiple parking lots and sizeable structures being built here in lieu of the residential zoning it was planned for.** Several homes in our neighborhood already deal with drainage issues from that property. When there are fewer places for that water to go, there is a risk to the neighborhoods and to the Eagle Creek reservoir. This in addition to loss of more trees and wildlife on the property and to certain protected species on the property. This does not even begin to consider the personal enjoyment we share of being in a residentially surrounded area - one of the reasons we moved here after confirming that undeveloped areas were zoned residential.

**- Lack of Notice.** Our understanding is that properties adjacent to and within 660 feet of the proposed improvement are to be directly notified by US Mail in addition to the Orange signs that are places on the property itself. I am within that range and did not receive any notice. My neighbors whose property directly abuts the petitioners land area did not receive anything either. If the petitioner cannot fulfill the simple requirements, we shouldn't even be having the meeting on 27Jul to consider their request, much less rewarding them for failing to follow the simplest of City of Indianapolis requirements.

It is with high hopes that as I send this email, the needs of the many constituents in this and other surrounding neighborhoods in Traders Points will be considered over the needs of a person who bought a tract of land that he wants to offload and the needs of a developer that has been contradictory (reference traffic pattern comments) and uncooperative with the neighborhoods they hope to impose upon.

Please consider in this most important decision to support community and not chaos.

Thank you for your consideration.

Clark D. Crowell, MSM  
Pike Resident  
Secretary - Brennan Woods Homeowners Association

## Blackham, Kathleen

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**From:** Easton-Kunz, Misty D <meastonk@IUHealth.org>  
**Sent:** Thursday, July 20, 2023 4:06 PM  
**To:** 'measton7@yahoo.com'  
**Cc:** PTRAs; susan@ptra.net  
**Subject:** Rezoning Meeting on Thursday, July 27 - The Crossing at Trader's Point

**Importance:** High

Dear Council members, Councilman Robinson, Mayor Hogsett, Governor Holcomb, Kathleen Blackham, Senator Ford, Representative Delaney, Representative Carson,

I am a resident of the Traders Point area. Since the general public and those affected by Case #2023CZN814 (the Kite/Ropkey property, proposed developer Cornerstone) do not really have a way to fully express our concern with this proposed development, I wanted to share my thoughts and concerns with you in a letter/email.

To be clear, we are not opposed to development, but we are opposed to development that hasn't been thoroughly analyzed based upon facts (not just a developer's word). In this case, Cornerstone is requesting a zoning change from residential to commercial. This proposed development request is a perfect example, of not having enough facts to make a determination and, thus, a zoning change. Available funding from the city/state, data to analyze environmental and drainage issues, and occupancy data are all lacking in this review.

Our community has attempted, in good faith, to work with Cornerstone, and have invited them to 3 neighborhood meetings to share our concerns and provide ways to compromise, but Cornerstone has ignored our input and suggestions. In some part, this is due to the fact that they have no current commitments to occupy the space nor will they have until build out potentially begins, but, mainly, I believe that they really don't care and are just "throwing everything in and see what shakes out". There has certainly been no unified approach to this development.

Cornerstone has told us that the proposed development will "provide a live/work/play element to an area in demand for commercial, hotel, retail and housing uses" and will be "one of a kind, never before seen development". This "concept" has certainly been successful in Carmel but would not be successful in our area on a small 200 acre plot. All we see in our area, as far as commercial, are struggling retail/commercial/hotels (Kite's Traders Point shopping area on West 86<sup>th</sup> Street) on the other side of the interstate, within walking distance from the proposed development. We all know that the world has changed since 2020....some retail/commercial has rebounded but some has not and never will in terms of office space use, etc. The question is will they come to occupy this space or won't they? We don't want our area to be the guinea pig for that answer. There are many other areas better suited for this kind of development and many areas which could benefit from it and actually thrive from it. This is not one of them and I personally do not want to see that precedent set for our area.

Extensive road work will be necessary to accommodate traffic going in and out of the proposed development and added to 86th Street as well as the Marsh Road extension. Cornerstone has proposed a roundabout on 86th Street but has also stated that they will not fund any of the road improvements. As a result, the city or state will be funding it and ultimately the taxpayers. How is it



that the city/state may be willing to spend millions on roads/roundabouts for Cornerstone as the developer and ultimately Kite as the seller? Again, no funding has been approved or contemplated by the city/state as far as we know.

The extension of Marsh Road through the proposed development would be very challenging for all of our neighbors along Marsh and 79th. The added traffic, both cars and large trucks, would destroy the road. Ultimately, again, city/state/taxpayer funds will be needed to widen or upgrade or both. And again, no funding has been approved or contemplated by the city/state as far as we know.

When we asked to see Cornerstone's environmental and drainage analysis, we were told that these studies would not be completed prior to the zoning request approval because "the cost was too great" for them to commission it. We then offered to complete a thorough environmental and drainage analysis for Cornerstone but were denied access to the property. As a result of the access denial, we have commissioned our own traffic study review, environmental analysis, and drainage analysis with the idea that the specialists can do the best job possible, with limited access, but at least some facts would be available to analyze the full scope. Those reports are in process right now. This obviously costs a great deal of money out of our pockets (which Cornerstone is unwilling to do), but our community, our home values and our peace of mind is that significantly important to us. I hope it is to you all as well.

This property is certainly not a one of a kind property in Pike Township or in Marion County, but it is one of the remaining special ones with wetlands, water shed, species of protected bats, etc. In 2019, under the Plan Indy, the city planners designated this area as environmentally sensitive. Their overlay was intended for this area specifically because of the high quality woodlands, wetlands, and other natural resources to be protected. The purpose was to prevent potential damage to these resources caused by development. I assume at that time that the planners completed extensive research and analysis prior to finalizing this master plan and I assume that it was based on the current zoning. How can one zoning change request from Cornerstone negate all of the prior cost and work by city planners?

If this zoning change request were to be approved, it seems as though the wants and needs of Cornerstone/Kite are being put ahead of us....your constituents, your neighbors and your community. To make a decision to change the existing master plan without sufficient analysis of traffic, environmental, drainage, occupancy levels seems to me to be not only illogical but almost bordering on favoritism toward Cornerstone and Kite. I understand that this development could potentially bring greater money to the city as commercial property instead of residential, but it would be to the detriment of the community and your constituents. We all built and bought homes here based upon the city's master plan, which calls for this property to be zoned residential. We agree with the residential zoning designation. Our homes are investments for us and ones we have worked hard to afford and maintain. The addition of retail, multifamily, a 90 foot hotel and any other structure that would be allowed under the commercial zoning, is not consistent with both the City's master plan and our community. If additional research and analysis is completed, I hope you will find the same conclusion.

Thank you for your time and for your consideration.

Misty Easton  
7441 Cassilly Court  
317-679-7063  
[meastonk@iuhealth.org](mailto:meastonk@iuhealth.org)  
HOA President of the Woods at Traders Point



## Blackham, Kathleen

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**From:** Easton-Kunz, Misty D <meastonk@IUHealth.org>  
**Sent:** Thursday, July 20, 2023 4:06 PM  
**To:** 'measton7@yahoo.com'  
**Cc:** PTRAs; susan@ptra.net  
**Subject:** Rezoning Meeting on Thursday, July 27 - The Crossing at Trader's Point

**Importance:** High

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that the city/state may be willing to spend millions on roads/roundabouts for Cornerstone as the developer and ultimately Kite as the seller? Again, no funding has been approved or contemplated by the city/state as far as we know.

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This property is certainly not a one of a kind property in Pike Township or in Marion County, but it is one of the remaining special ones with wetlands, water shed, species of protected bats, etc. In 2019, under the Plan Indy, the city planners designated this area as environmentally sensitive. Their overlay was intended for this area specifically because of the high quality woodlands, wetlands, and other natural resources to be protected. The purpose was to prevent potential damage to these resources caused by development. I assume at that time that the planners completed extensive research and analysis prior to finalizing this master plan and I assume that it was based on the current zoning. How can one zoning change request from Cornerstone negate all of the prior cost and work by city planners?

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Misty Easton  
7441 Cassilly Court  
317-679-7063  
[meastonk@iuhealth.org](mailto:meastonk@iuhealth.org)  
HOA President of the Woods at Traders Point



## Blackham, Kathleen

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**From:** Gordon, Glenna <ggordon@ffa.org>  
**Sent:** Thursday, July 20, 2023 9:11 AM  
**To:** Robinson, Leroy; Ray, David M.; Potts, Keith; Osili, Vop; Oliver, William; Mowery, Brian; jessica.mccormich@indy.gov; Mascari, Frank; Lewis, Maggie A.; Larrison, Jason; Jones, Kristin; Jackson, La Keisha; Hart, Michael-Paul; monroegraysjr@gmail.com; Graves, Keith; Evans, Jared; ethanevans4indy@gmail.com; mike.dilk424@gmail.com; cristalee1986@gmail.com; Brown, Ali; Boots, Dan; Barth, John; Bain, Joshua; paul.anneed23@gmail.com; zach@adamsonforindy.com; s29@iga.in.gov; Blackham, Kathleen; h86@iga.in.gov  
**Subject:** Case #2023CZN814 (the Kite/Ropkey property, proposed developer Cornerstone)

Dear Council members, Councilman Robinson, Mayor Hogsett, Governor Holcomb, Kathleen Blackham, Senator Ford, Representative Delaney, Representative Carson:

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Our community has attempted, in good faith, to work with Cornerstone, and have invited them to 2 neighborhood meetings to share our concerns and provide ways to compromise, but Cornerstone has ignored our input and suggestions. In some part, this is since they have no current commitments to occupy the space nor will they have until build out potentially begins, but, mainly, I believe that they really don't care and are just "throwing everything in and see what shakes out". There has certainly been no unified approach to this development.

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The extension of Marsh Road through the proposed development would be very challenging for all our neighbors along Marsh and 79th. The added traffic, both cars and large trucks, would destroy the road. **The north end of Marsh Road is already pothole challenged, dangerous and neglected by DOT most of the year.** Ultimately, again, city/state/taxpayer funds will be needed to widen or upgrade or both. And again, no funding has been approved or contemplated by the city/state as far as we know.

When we asked to see Cornerstone's environmental and drainage analysis, we were told that these studies would not be completed prior to the zoning request approval because "the cost was too great" for them to commission it. We then offered to complete a thorough environmental and drainage analysis for Cornerstone but were denied access to the property. As a result of the access denial, we have commissioned our own traffic study review, environmental analysis, and drainage analysis with the idea that the specialists can do the best job possible, with limited access, but at least some facts would be available to analyze the full scope. Those reports are in process right now. This obviously costs a great deal of money out of our pockets (which Cornerstone is unwilling to do), but our community, our home values and our peace of mind is that significantly important to us. I hope it is to you all as well.

This property is certainly not a one-of-a-kind property in Pike Township or in Marion County, but it is one of the remaining special ones with wetlands, water shed, species of protected bats, etc. In 2019, under the Plan Indy, the city planners designated this area as environmentally sensitive. Their overlay was intended for this area specifically because of the high-quality woodlands, wetlands, and other natural resources to be protected. The purpose was to prevent potential damage to these resources caused by development. I assume at that time that the planners completed extensive research and analysis prior to finalizing this master plan and I assume that it was based on the current zoning. How can one zoning change request from Cornerstone negate all the prior cost and work by city planners?

If this zoning change request were to be approved, it seems as though the wants and needs of Cornerstone/Kite are being put ahead of us....your constituents, your neighbors and your community. To make a decision to change the existing master plan without sufficient analysis of traffic, environmental, drainage, occupancy levels seem to be not only illogical but almost bordering on favoritism toward Cornerstone and Kite. I understand that this development could potentially bring greater money to the city as commercial property instead of residential, but it would be to the detriment of the community and your constituents. We all built and bought homes here based upon the city's master plan, which calls for this property to be zoned residential. We agree with the residential zoning designation. Our homes are investments for us and ones we have worked hard to afford and maintain. The addition of retail, multifamily, a 90-foot hotel and any other structure that would be allowed under the commercial zoning, is not consistent with both the City's master plan and our community. If additional research and analysis is completed, I hope you will find the same conclusion.

Thank you for your time and for your consideration. Please respond.

**Glenna Gordon**  
**Irick Ct**  
**Woods at Traders Point**  
**ggordon@ffa.org**

## Blackham, Kathleen

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**From:** hendriem@att.net  
**Sent:** Thursday, July 20, 2023 3:26 PM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com  
**Subject:** Fwd: Beeler/Ropkey property

Metropolitan Development Commission  
Ms Judy Wertz-Hall  
Hearing Examiner  
200 East Washington St.  
Indianapolis, IN 46204

We are opposed to the development in the Beeler /Ropkey property for the following reasons

1. Traffic- Conarro Rd and Marsh Rd already have weight restrictions which are rarely adhered to. There will no doubt be construction traffic until the project is completed - estimated >20 years
2. Drainage. There are no storm sewers on Conarro so overflow drainage will flood adjacent properties unless well managed. After the construction of the subdivision on 79th St several properties were damaged by flooding.
3. Light pollution from parking lot lights will adversely affect birds and wild life in the remaining woods
4. Excess commercial development There is a high percentage of vacant buildings in the 79th st and 86th st corridors including the Traders Point shopping mall.
5. The neighborhood on Conarro was developed more than 50 years ago with the expectation it would remain residential.

Dr. & Mrs. Hugh C. Hendrie  
7960 Conarro Rd.  
Indianapolis, IN 46278



## Blackham, Kathleen

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**From:** Jerry House <jerryhouse@gmail.com>  
**Sent:** Thursday, July 20, 2023 10:56 AM  
**To:** Blackham, Kathleen; PTR1972@aol.com; Bennett, Bryce  
**Subject:** Proposed The Crossing at Trader's Point development

Dear Ms Wertz-Hall

The proposed development is the main catchment area for both the north and main branches of Hopewell Creek. These two creeks are the only flow sources into Fox Eagle Lake. Fox Eagle lake is immediately west of the proposed development and outflows directly into Eagle Creek just north of W 79th Street.

Both branches of Hopewell Creek have a **continuous surface connection** to Fox Eagle Lake and as such, still come under EPA regulations as detailed in the recent Supreme Court Opinion. Our concern, of course, is the amount of salt, silt, and chemical pollution from the increased runoff from paved areas.

Thank you for your consideration,

Jerry House MD  
President, Fox Eagle Lake Association  
6856 Fox Lake Dr N  
Indianapolis, IN 46278

## Blackham, Kathleen

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**From:** Andrew Klee <kleeandrew@gmail.com>  
**Sent:** Thursday, July 20, 2023 2:09 PM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com  
**Subject:** The Crossing at Traders Point

I am firmly opposed to the proposed subject development!

I live in Normandy Farm and am incredibly concerned about additional traffic on both West 79<sup>th</sup> Street and Marsh Road. As it is now, west bound 79<sup>th</sup> Street gets backed up at Marsh Road intersections in the afternoon rush hour period. It is becoming worst as is with the recent development on the east side of 465. I find it inconceivable and/or irresponsible to consider inviting more traffic to the West 79<sup>th</sup> Street Marsh Road intersection which the proposed development will bring.

I am also concerned about the decline of property values for the Normandy Farm and Conarro Road residents with the proposed development. I have often heard that the area between 465, 65 and 865 is referred to as the Golden Triangle. I think this development will greatly tarnish the area. I have also heard of "the other side of the tracks" saying. I believe 465 represents that set of tracks as is a dividing line between commercial and current peace and serenity (and value) in this residential area.

I respectfully request the Metropolitan Development Commission's recommendation that this proposed rezoning petition be denied.

Thank you in advance for your consideration

Sincerely,

Andrew A. and Penny S. Klee

7620 Normandy Blvd.

Indianapolis, IN 46278

## Blackham, Kathleen

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**From:** John Kortman <jkortman17@gmail.com>  
**Sent:** Thursday, July 20, 2023 1:22 PM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com  
**Subject:** Case #2023CZN814

Hello Ms. Blackham,

I am writing in regards to Case #2023CZN814 (the Kite/Ropkey property, proposed developer Cornerstone). I live in the Gordon Acres neighborhood and do not support the proposed development. There are a lot of unanswered questions that Cornerstone has not been able to provide an answer for, or say finding an answer would not be financially feasible. We have not received any answers about water run-off, pollution from construction that could contaminate our well water, the size of buildings and people being able to look into our neighborhood, and the long-term environmental impacts that could happen from tearing down the forests and destroying the natural wetlands. They say they want to be partners with the community, but their actions and words suggest they just want to use the community to get the property re-zoned and have nothing to do with the community after the fact, which is unacceptable if the development is going to take 20-30 years to be complete.

I hope that you will choose not to support this development.

Thank you,  
Jonathan Kortman

## Blackham, Kathleen

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**From:** Mark Langer <mlangr75@gmail.com>  
**Sent:** Thursday, July 20, 2023 3:42 PM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com  
**Subject:** Rezoning

The Metropolitan Development Commission  
Ms. Judy Wertz-Hall  
Hearing Examiner  
200 East Washington Street  
Indianapolis, IN 46204

July 21, 2023

We are writing in opposition to rezoning of land outside of I-465 and south of West 86th. Please keep this land zoned for residential use.

Mark Langer  
Elaine White  
6337 Bergeson Way  
Indianapolis IN 46278

## Blackham, Kathleen

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**From:** Lorrie Ann Mamlin <mamlin\_lorrie@lilly.com>  
**Sent:** Thursday, July 20, 2023 2:43 PM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com  
**Subject:** Opposition to commercial rezoning at 86th Street and I-465 - Pike Township

**CAUTION:** This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Ms. Blackham and Ms. Judy Wertz-Hall,

I am writing in strong opposition to the proposed commercial development at 86<sup>th</sup> Street and I-465. Please keep this land zoned for residential use. The residents of the Traders Point area in Pike Township are speaking with one voice – do not rezone to commercial!

Please feel free to contact me with questions before the MDC hearing on Thursday July 27<sup>th</sup>.

Thank you,

Lorrie Mamlin  
8644 Mariesi Drive  
Indianapolis, IN 46278

***I stand in solidarity against injustice and in support of humanity.***

Lorrie Ann Mamlin  
Lilly Diabetes and Obesity (LDO)  
New Product Planning Market Research  
Lilly Corporate Center  
Indianapolis, Indiana 46285 USA  
Cell: 317.997.1582  
[lmamlin@lilly.com](mailto:lmamlin@lilly.com)

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## Blackham, Kathleen

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**From:** Musgrave, Megan <memusgra@iupui.edu>  
**Sent:** Thursday, July 20, 2023 3:49 PM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com  
**Subject:** Opposition to The Crossing at Traders Point

To: Indianapolis Metropolitan Development Commission  
Mrs. Judy Wertz-Hall  
Hearing Examiner

I am writing to voice my opposition to the proposed Crossing at Traders Point development, Case #2023CZN814 (Kite/Ropkey Property with proposed developer Cornerstone). Key reasons for my opposition include the following:

- The proposed area for this development is zoned residential. The developer seeks to re-zone this area for a commercial development that would have a devastating impact on the forest environment, wildlife, air quality, water distribution, and traffic patterns in this area.
- Immediately adjacent to the area proposed for this development is a large retail area, Traders Point (86<sup>th</sup> St at 465). This area has been failing for years, and has ample retail space open for new tenants. In other words, commercial activity in the area suggests this development would devastate the local environment, only to FAIL. Such a development would be an unnecessary waste of one of the few remaining forested areas in this corner of Pike township.
- Moreover, there is space at the existing Traders Point commercial development to build a hotel or residential dwelling on the site where a large Marsh grocery store once stood – land that now stands empty. Why are developers proposing to rezone and destroy a natural area when there is ample retail and multi-use space already available? What a waste of resources, what a misjudgment of commercial potential in an area that has already proven to be tenuous. What a useless destruction of forested land.
- The proposed development is immediately adjacent to the Traders Point Rural Historic District, a protected historic area that is home to a number of working farms, including Traders Point Creamery. The proposed development also abuts Eagle Creek, the water source that provides water for residents of this rural area and also feeds Eagle Creek Reservoir, home to many species of wildlife. Cornerstone has proposed this development without pursuing the environmental and traffic impact studies necessary to understand how the residents (both human and wildlife) of this area would be impacted by commercial rezoning.

Please vote in favor of protecting our environment – the land, air and water that sustain us. Vote against the proposed re-zoning of this property.

Many thanks,  
Megan Moosbrugger  
Boone County resident

## Blackham, Kathleen

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**From:** Deb Potts <dpotts18@comcast.net>  
**Sent:** Thursday, July 20, 2023 9:33 AM  
**To:** Blackham, Kathleen  
**Cc:** Susan Blair  
**Subject:** For examiner's file re Kite/Ropkey proposed development case 2023CZN814

The Metropolitan Development Commission  
Ms. Judy Wertz-Hall  
Hearing Examiner  
200 E Washington St.  
Indianapolis, IN 46294

Dear Ms. Wertz-Hall:

I'm writing to add my voice to those of my Traders Point neighbors in vehement opposition to the proposed Cornerstone development just a few blocks east of my home (case #2023CZM814, Kite/Ropkey), and I implore you to deny the developer a zoning variance. This acreage is currently zoned residential; let it remain so.

From what I've gleaned, Cornerstone seems largely disinterested in a cooperative approach. Their vague description of a mixed-use development comes nowhere near justifying the disruption to our historic neighborhood, particularly in view of the tumbleweeds blowing through the extant Traders Point mall and numerous strip malls along W. 86<sup>th</sup>. Promising bars and liquor stores "like Broad Ripple" is not the selling point Mr. Birge may think it.

In addition to the obvious traffic and safety issues, my primary concern is the environmental degradation that would result. This area contains protected species, heritage trees here before settlers arrived, a wildlife corridor from Eagle Creek Park, and a private lake frequented by eagles and osprey. It's part of the Eagle Creek aquifer that will be immediately threatened: there's no way that the increased runoff from hardscaping 200 acres that are now absorbent soil can be planned for and controlled. We cherish our eco-friendly atmosphere, and the proposed development threatens its delicate balance. It's our duty to protect and preserve the environment for future generations, and approving this project is a significant step in the wrong direction. This bell cannot be unrung.

I moved to this area a dozen years ago for its quiet, pastoral quality. My 32-acre property, known as Lacywood, is a historic home in this historic district. It's a Classified Forest with the DNR, and I have protected it from development by placing it under conservation easement in association with the Central Indiana Land Trust. In so doing, I reduced its resale value by several hundred thousand dollars and thereby made an even more significant investment in the community. I walked the talk on my commitment to this area, and ask that you do as well by denying this variance and supporting your constituents, our neighborhood, and the larger environment.

Please, in considering this variance request, recall the words of Edward Abbey: "Growth for the sake of growth is the ideology of the cancer cell."

Thank you and best regards,

Debra Potts  
7030 W 79th St.  
Indianapolis, IN 46278



The Metropolitan Development Commission  
Ms. Judy Wertz-Hall  
Hearing Examiner  
200 East Washington Street  
Indianapolis, IN 46204

July 20, 2023

Dear City Planner:

I am writing to voice my concern and opposition to the proposed re-zoning and development of ***"The Crossing at Traders Point"***.

A simple glance at the map indicates that all land North of 71<sup>st</sup> Street and West of I-465 is green and either residential, woodland or agricultural.

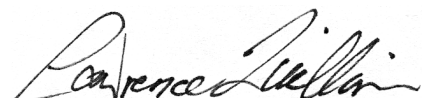
I just spent nearly 2 minutes getting off Conarroe Rd (just West of the proposed development) at 9.30 this morning due to East-bound traffic on 86<sup>th</sup> St. I also found 86<sup>th</sup> St W backed up from Moore Rd almost to I-465 the other afternoon. The area is not suitable for an industrial park etcetera dumping traffic onto 86<sup>th</sup> St at this location.

We moved to the area 17 years ago to seek a rural environment withing the Marion County border and do not relish having shops, hotels, healthcare facilities, and the transient visitors associated with them just blocks from my home. There are frequent crimes associated with activity of similar establishments just E of I-465 but the freeway buffers us from those. Incidentally Traders Point shopping area just E of I-465 was in decline even before the closure of Marsh Supermarket and Dick's Sporting Goods is rumored to be moving to Whitestown leaving another empty building and declining business for others. If businesses can't stay open there, then why build more further West?

We have a long boundary at the back of our property with 10's of established/old-growth trees immediately bordering a creek that runs fast following a heavy rainfall. I am greatly concerned that the paving over of the farmland upstream will create stronger and more frequent floods that will undermine the tree roots and destroy the natural habitat with devastating cost to us (tree removal and property value, not to mention aesthetics and privacy). This is also a conduit for wildlife between Eagle Creek Park and the current woodlands on the proposed site.

It seems that the negative impact on property values and property taxes will greatly offset any imagined gain from the arrival of an undisclosed (for whatever reason) or currently non-existent healthcare or biomedical company to the area (paraphrasing Cornerstone's presentation to the public at Pike Township Resident's Association). Not to mention the cost of infrastructure outside of the immediate area (drainage and expansion of roads, minimally on 79<sup>th</sup> and 86<sup>th</sup> streets and Marsh Rd to mention a couple). We certainly will be retiring outside of Marion County should the re-zoning be passed and hope that you see fit to decline such a terrible idea.

Sincerely,



Lawrence A. Quilliam  
6741 Falcon Ridge  
Indianapolis, IN 46278

[laquilliam@gmail.com](mailto:laquilliam@gmail.com)

## Blackham, Kathleen

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**From:** Martin Risch <mjrisch1985@gmail.com>  
**Sent:** Thursday, July 20, 2023 11:35 AM  
**To:** Blackham, Kathleen  
**Subject:** Heritage trees at Ropkey-Beeler site CZN-814

**CAUTION:** This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Kathleen,

I wanted you and the hearing examiner to know that recent photos show the heritage trees in the old forest on the property petitioned for rezoning are marked in tall spray paint numbers. The numbers are in the hundreds. It looks like a timber sale getting ready to happen. Normally, something to be preserved is not defaced. The death of these trees and everything around them looks to be a foregone conclusion by the developer. I oppose rezoning that supports a development plan which includes removal of so much old forest. If the developer has submitted a heritage tree survey to the DMD, I would like to see it. If they have not submitted one yet, why not?

Jane Risch  
8220 Conarro Rd.



## Blackham, Kathleen

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**From:** Jacqueline Shaffer <82sophiecleo25@gmail.com>  
**Sent:** Thursday, July 20, 2023 10:08 AM  
**To:** Blackham, Kathleen  
**Subject:** a letter to Weertz-Hall (2023-CZN-814/2023-CVR-814)  
**Attachments:** July 20 Weertz Hall.docx

CAUTION: This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Good Morning, Kathleen,

Even though we have sent you copies of our letters to different officials, this letter is for the examiner herself concerning the upcoming hearing 2023-CZN-814/2023-CVR-814 on July 27. If you could pass this on to her, we would be grateful.

Thank you so much for the time and consideration you have given us in this matter.

Respectfully,  
Kevin & Jacqueline Shaffer

## Blackham, Kathleen

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**From:** Jan Swanson <jswansonjk@gmail.com>  
**Sent:** Thursday, July 20, 2023 1:00 PM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com  
**Subject:** Traders Point Area Re-zoning - Pike Township - Marion County Development Commission Hearing Case 2023CZN814

Please stop any rezoning efforts rendering the area commercial, at least until things can be done well; that is transparent development which will not disrupt natural conditions (hydrological, environmental, etc) and improve road connections as necessary to deal with increased traffic and result in a net positive improvement lasting decades, not a thoughtless quick development lasting just a few years before vacancy rates soar and we have nothing to look for but empty steel & concrete structures and decreased residential home value.

It currently appears that the City is not in position at this time to consider road improvements which are likely necessary for the Crossing at Traders Point development as communicated by the developer. No word from INDOT as to their agreeability to address interstate improvements, also likely a necessity.

It is believed commercial development of the Ropkey-Beeler property is ill conceived at this time and for quite a while into the future.

Thank you.

Jon Swanson  
6555 S Blossom Lane  
Indianapolis, 46278

## Blackham, Kathleen

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**From:** Ross Wieser <ross7142000@yahoo.com>  
**Sent:** Thursday, July 20, 2023 3:52 PM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com  
**Subject:** Fw: Cornerstone / West 86th Development Bulletin

The Metropolitan Development Commission  
Ms. Judy Wertz-Hall  
Hearing Examiner  
200 East Washington Street  
Indianapolis, IN 46204

July 21, 2023

We are writing in opposition to rezoning of land outside of I-465 and south of West 86th. Please keep this land zoned for residential use.

Ross Wieser  
Jill Wieser  
6451 Cotton Creek Ct  
Indianapolis, IN 46278

## Blackham, Kathleen

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**From:** Rhonda White <rcw22@comcast.net>  
**Sent:** Thursday, July 20, 2023 1:51 PM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com  
**Subject:** Opposition to Case #2023-CZN-814/2023-CVR-814

Dear Kathleen,

My name is Rhonda White and I live in Normandy Farm, one of the neighborhoods that will be impacted should the zoning and variance petition for Case #2023-CZN-814 / 2023-CVR-814 be approved by the Metropolitan Development Commission. I have previously written to you and the information you shared with me was most appreciated. This time I am writing to voice my opposition to this petition.

Over the years, I have watched my quiet neighborhood be encroached upon by numerous developments some good, some not so good. Along with this continual development has come increased traffic on our already neglected roads, specifically Marsh Road and Conarro Road, in addition to the blight resulting from the numerous warehouses, businesses, restaurants, groceries stores, etc, left abandoned when the business leave for whatever reasons.

I am opposed to this development for the following reasons:

- The type of businesses a C—S classification allows. This one really concerns me as the length of time the developers are saying it will take to develop the 200 acres. This will leave residents in a constant state of monitoring the property should they put forth any changes as the property is developed over time.
- The variance request to allow 90 foot buildings is another concern. There are no 90 foot buildings in Park 100, Intech, or on either side of 86<sup>th</sup> Street west of 465. Larger buildings will accommodate more employees, customers and residents, which leads to my next concern...
- Increased traffic and more damage to existing roads
- Speculative nature of the development
- Rental living units as opposed to homes. Studies have proven ownership helps preserve the quality of neighborhoods.
- Vacant spaces at the start of the project and over time as businesses close (more blight).
- Admittedly, I know nothing about infrastructure engineering - environmental issues, water retention, runoff, etc. but many residents have expressed concern on this issue, one of whom has stated he is this type of engineer.
- It is my understanding that a "Comprehensive Plan" has designated areas of west of 465 as residential. There is no way I would purchase a home in Normandy Farm had the



proposed development been in place. I naturally, am concerned for my property's value diminishing.

I have attended several meetings where the petitioners have been present. To me, they have not been very receptive to the numerous concerns of the residents, and this scares me. Residents put forth a list of commitments of which several were not agreed to like no bars or liquor stores. In addition it is my understanding that they have denied access to the property from a resident who was willing to pay for an environmental study and they declined a request for an infrastructure meeting.

Thank you in advance for your consideration of my concerns.

Sincerely,  
Rhonda White

## Blackham, Kathleen

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**From:** Randy Juergensen <randyj@2keller.com>  
**Sent:** Thursday, July 20, 2023 9:48 AM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com; Tony Warmus; Deb Potts  
**Subject:** The Crossings at Trader's Point

**CAUTION:** This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Dear Ms Blackman,

I live on W. 79<sup>th</sup> St in the Trader's Point North neighborhood. I have lived there for 14 year and cherish the lovely green area which surrounds us. For the reasons eloquently set forth by my neighbors, I join in strongly objecting to the proposed development which is totally at odds with both the neighborhood and the environment. It would be poor exercise of judgment to allow such a development in that location. Please listen to the strong voices of the community who speak as one is opposing this. Thank you.

Sincerely, Randy Juergensen



Randall Juergensen | Partner  
2850 N. Meridian St. | Indpls., IN 46208  
(317) 926-1111 | [www.2keller.com](http://www.2keller.com)



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## Blackham, Kathleen

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**From:** Sylvia Kenner <skenner926@aol.com>  
**Sent:** Thursday, July 20, 2023 6:27 AM  
**To:** Blackham, Kathleen  
**Cc:** TPRA1972@aol.com  
**Subject:** Traders point new construction

As a resident of Traders Point since 1985, I oppose the proposal to build a hospital and hotel in the traders point location. I am concerned about traffic, demographics and its effect on our community.

Please consider my opposition.

Sincerely,

Sylvia Kenner

6841 Fox Lake Dr

Indianapolis, IN

46278

Sent from my iPad

## Blackham, Kathleen

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**From:** Jenai Brackett <jenai.mehra@gmail.com>  
**Sent:** Wednesday, July 12, 2023 1:41 PM  
**To:** Blackham, Kathleen  
**Subject:** Case #2023CZN814 - Letter in Opposition

Dr. Ms. Blackham,

We are writing to express our concerns with the rezoning requests contained in cases 2023-CZN-814 and 2023-CVR-814.

We recently moved to 8119 Conarroe Road, Indianapolis, IN 46278 with our almost 4-year-old daughter. Our understanding is the proposed development would abut our property and there is a round-about planned at the NE corner of our lot.

While we are still learning about the proposed development, we have initial concerns about the impact it will have on the wildlife and land in an area currently designated as environmentally sensitive. In the last month, our daughter excitedly spotted deer, rabbits, chipmunks, foxes, bats, and too many types of birds to count. This area of Indianapolis is truly a gem in the City and one we didn't realize existed after spending the last decade living and working as attorneys downtown.

We are also concerned about the proposed development being a nuisance due to its interference on the comfortable enjoyment of our lives and property. Moreover, in an area that appears to already be struggling with filling commercial space given the nearby partially-vacant Traders Point Shopping Center, a new development that would include commercial space and hotels seems somewhat irresponsible and a misuse of tax funds.

With that said, while we are not fundamentally opposed to development in general, especially if it enhances and improves the Traders Point area for all, we ask that you complete thorough due diligence on the legal, economic, and environmental impacts of the proposed development before supporting or approving the rezoning requests.

Thank you for your consideration,

Neal and Jenai Brackett

Neal Brackett  
(317) 719-4653

Jenai Brackett  
(317) 354-5661

## Blackham, Kathleen

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**From:** Jennifer Burns <jenncburns@gmail.com>  
**Sent:** Monday, July 10, 2023 10:46 AM  
**Subject:** Concerns regarding Case #2023CZN814 - Cornerstone development on Kite/Ropkey land in Trader's Point

Hello!

I live in Trader's Point at 8451 Moore Road, Indianapolis, IN 46278. Thank you for working in local government and working hard to make Indianapolis the best that it can be.

I am extremely concerned that Case #2023CZN814 (the Kite/Ropkey property, proposed developer Cornerstone) has not yet been thoroughly considered and further without proper consideration, runs the risk of irreversibly changing what makes Trader's Point such a unique part of our city. **I am against the currently proposed development for several reasons:**

- Insufficient information on traffic, water drainage, and environmental impact to make an informed zoning change.
  - Trader's Point Historical District will fund these studies to ensure there is sufficient information to make an informed decision. Please wait until these are complete to make any sort of zoning decision.
  - It is currently assumed that this development will significantly increase traffic, and there is not a plan to fund the necessary roadwork to accommodate the significant increase in traffic.
  - I was born and raised on Moore Road and recently purchased a home on Moore road to start and raise my own family. I chose this neighborhood because there is an Eagle's nest in our backyard – the first one in Marion country in 50 years! I love the coyote, fox, occasional beaver, occasional muskrat, umpteen species of birds, endangered bats, and fireflies. I love the old growth trees that began growing well before my parents and will outlive my children. All to say, the Kite/Ropkey property is one of our last remaining wetlands and is a critical part of the Eagle Creek watershed, which provides our drinking water. I am extremely concerned about paving these 200 acres and thus destroying this habitat.
    - In fact, in 2019, Plan Indy designated this area as environmentally sensitive. Their overlay was intended for this area specifically because of the high quality woodlands, wetlands, and other natural resources to be protected. The purpose was to prevent potential damage to these resources caused by development. If anything, there has only been more loss of habitat in the surrounding area, so it's critical this tract of land remain protected.
- The significant decline in tenants in the Trader's Point Shopping Center on the Southeast side of 465 and 86<sup>th</sup> would suggest this neighborhood cannot support more commercial development.

We chose and invested in this community because of its residential character. There is not currently sufficient information to make an informed decision about changing the city's master plan and thus the zoning of the Kite/Ropkey property. To make any sort of decision before sufficient traffic, environmental, drainage, and occupancy research has been completed would be irresponsible and significantly hurt the local community.

I beg you, please take the time to completely and appropriately evaluate the impact of this proposed development by waiting until these studies are complete to consider re-zoning.

Jennifer Burns  
8451 Moore Road  
317-919-2149  
[JennCBurns@gmail.com](mailto:JennCBurns@gmail.com)

## Blackham, Kathleen

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**From:** cp.cole@comcast.net  
**Sent:** Wednesday, July 19, 2023 6:07 PM  
**To:** Blackham, Kathleen; Blackham, Kathleen; PTR1972@aol.com  
**Cc:** PTR1972@aol.com; Carole Cole  
**Subject:** Proposed Development at W79th street and Marsh Rd

Dear Miss Blackham,

I have been attending meetings regarding this development since the beginning. I am not opposed to development, but despite requests for clarification and more details, we are left without the information needed to believe this development is in the best interest of the Trader's Point Area.

1. 90 ft buildings are much too tall adjacent to residential neighborhoods. Height of buildings needs to be limited to 45 feet tall.
2. Location and quality of hotel not identified
3. Apartments will not attract long term-neighbors. Owner occupied houses need to be built with no short term rentals.
- 4 No low income or transitional housing such as for drug abuse clinics
5. Fast food restaurants do not belong in a high-end development which leads us to believe this will not be a high end development.
6. Retail providers need to limit hours to 11:00pm.
7. The medical and life science areas need more details regarding medical and research and development. Buildings need to be limited to two docks with truck size limitations.
8. This is not the neighborhood for bars or taverns, massage or tattoo parlors, vape retailers, adult entertainment, laundromats, fireworks sales, pawn shops, firearm sales and shooting ranges, pawn shops, liquor stores, gas stations, convenience store retailers, a check cashing facility, crematorium, or power generating facility to name a few.
9. Traffic is already very busy on West 86<sup>th</sup> Street and Marsh Road, especially during peak times as businesses begin and end shifts on West 79<sup>th</sup> Street and Zionsville Road. Truck size limitations must be enforced on Marsh Road. Police need to issue tickets to violators. We have seen no possible solution to ameliorate increased traffic at West 79<sup>th</sup> Street and Marsh Road. I understand there may be a possible proposal for West 86<sup>th</sup> and I465 traffic.
10. This area has needed a quality grocery store and pharmacy ever since Marsh closed. Why has the city and council not worked to attract them to the neighborhood?

Carole Cole  
Normandy Farm resident since 1990

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## Blackham, Kathleen

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**From:** Marika Harvey <marikahaasharvey@comcast.net>  
**Sent:** Wednesday, July 19, 2023 7:29 PM  
**To:** Blackham, Kathleen  
**Cc:** PTR1972@aol.com  
**Subject:** Beeler/Ropkey property (W. 79th St)

Dear Ms. Blackham,

I am writing to add my voice to the ones in OPPOSITION to the commercial development of this property.

I have lived in the adjacent neighborhood of Gordon Acres since 1998, and knew Fred and Lani Ropkey well when Fred had his military equipment stored there. He then sold his land to Kite Realty and moved his armament museum near Crawfordsville, Indiana.

I used to take my grandsons to the property on adventures to explore the marshes and wetlands —there were beaver “chewings” on tree trunks and plenty of different waterfowl and wildflowers to observe — and we’d finish our visits by skipping rocks into the lake.

There are already plentiful commercial developments in the area, principally east of I-465 (@ W 86th to W 71st) and some are already experiencing vacancies and beginning to look distressed (also Kite Realty properties).

The west side of I-465 was designated as a residential/agricultural area and with its rolling hills, wetlands and rural landscape, should remain thus.

Please don’t allow this unique property to be dozed and flattened with more ugly buildings built; while there are those who may advocate for additional tax revenues that might ensue, there would be substantial costs for road improvements that are expected to be borne by taxpayers.

Quality of life and quiet enjoyment of our neighborhoods are important considerations too, as is preserving natural areas that are too quickly disappearing. Therefore, I believe that there should be NO zoning change granted.

PS—It seems that it would be better to acquire conservancy funds to make this parcel a permanent nature preserve; it’s very lovely and unique, and new generations of kids could discover the wonders of exploring and skipping stones.

Thank you for your consideration.

Sincerely,

Marika Harvey



## Blackham, Kathleen

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**From:** Hendrie, Hugh C <hhendri@iupui.edu>  
**Sent:** Saturday, July 15, 2023 12:42 PM  
**To:** Robinson, Leroy; Ray, David M.; Potts, Keith; Osili, Vop; Oliver, William; Mowery, Brian; jessica.mccormich@indy.gov; Mascari, Frank; Lewis, Maggie A.; Larrison, Jason; Jones, Kristin; Jackson, La Keisha; Hart, Michael-Paul; monroegraysjr@gmail.com; Graves, Keith; Evans, Jared; ethanevans4indy@gmail.com; mike.dilk424@gmail.com; cristalee1986@gmail.com; Brown, Ali; Boots, Dan; Barth, John; Bain, Joshua; paul.anneed23@gmail.com; zach@adamsonforindy.com; s29@iga.in.gov; Blackham, Kathleen; h86@iga.in.gov; Blair, Susan J (IU Health)  
**Subject:** FW: [External] Re: draft

Dear Mayor , Councilors

We would like to submit an addendum to our letters which you have already received.

With the current temp and air quality crises which are occurring in the world, in United States, in Indiana, and in Indianapolis, do you think it is the right decision to rezone another residential area to a commercial development ?

We are very concerned not only about our community to which this development adds little but also about the future well being of our children and our grandchildren as we're sure you are. We hope you will take these concerns under consideration when you review this application

Yours sincerely

Cindy Lamberjack, Marguerite and Hugh Hendrie

**Hugh C. Hendrie, MB ChB DSc**  
**Professor Emeritus , Department of Psychiatry,**  
**Former Albert E Sterne Professor and Chairman Department of Psychiatry**  
**Member and Co-Founder Indiana Alzheimer Disease Research Center**  
**Indiana University School of Medicine**  
Email: [hhendri@iupui.edu](mailto:hhendri@iupui.edu)

## Blackham, Kathleen

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**From:** Amy Herron <aeherron@comcast.net>  
**Sent:** Thursday, July 20, 2023 12:59 AM  
**To:** Blackham, Kathleen  
**Subject:** The crossing at traders point

Dear Kathleen

I am a resident of Gordon acres I will be directly affected by The crossing at traders point ! My husband and I moved to this neighborhood because of how quiet it is! I am a nurse and health is of huge importance.

We are fearful that if the development is zoned commercial it will change our nice peaceful atmosphere and could add pollution to our well and water supply . The addition of a life science building and hotel gives me great concern we do not want this type of development in our area. Please understand that I am thinking of the future health of my community. The traffic addition alone is enough of a cause for concern but environmentally this zoning change would be dangerous for our community!

Thank you for letting me share my point of view please vote no to change the zoning to commercial!

Amy Herron

Amy and Joe Herron  
6527 N Blossom Lane  
Indianapolis IN 46278  
aeherron@comcast.net

Sent from my iPhone

## Blackham, Kathleen

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**From:** Amy Hodges <amy@hodesfamily.org>  
**Sent:** Tuesday, July 11, 2023 7:44 AM  
**To:** Robinson, Leroy; Ray, David M.; Potts, Keith; Osili, Vop; Oliver, William; Mowery, Brian; jessica.mccormich@indy.gov; Mascari, Frank; Lewis, Maggie A.; Larrison, Jason; Jones, Kristin; Jackson, La Keisha; Hart, Michael-Paul; monroegraysjr@gmail.com; Graves, Keith; Evans, Jared; ethanevans4indy@gmail.com; mike.dilk424@gmail.com; cristalee1986@gmail.com; Brown, Ali; Boots, Dan; Barth, John; Bain, Joshua; paul.anneed23@gmail.com; zach@adamsonforindy.com; s29@iga.in.gov; Blackham, Kathleen; h86@iga.in.gov  
**Subject:** Rezoning Opposition (Case #2023CZN814)

*"Buy Land. They're not making it anymore" -- Mark Twain*

No plot of land seems to go without an argument of who should own it or what should be done with it. Case #2023CZN814 (Kite/ Ropkey Property with proposed developer Cornerstone) is no exception. As an elected official, you are no stranger to hearing arguments about land and proposed developments, much of which can be simplified to NIMBY (not in my back yard) sentiments. I am writing to express why my opposition to this development is more far reaching than that, and it comes down to the main themes of Planning, Payment, and Power.

Planning is perhaps the largest opposition. Developer Cornerstone is requesting a zoning change that would re-designate the Kite / Ropkey property as commercial. The plot under discussion is adjacent to the Traders' Point Rural Historic District, an area that is sought after to live (and even just to drive through!) because it provides a sense of green space and connection to Indiana's agricultural roots while still being close to all that an urban lifestyle has to offer. Removing the historic trees from this plot not only will destroy this aesthetic, but also be an irrevocable change. You cannot re-plant a 100 + year old tree cut down if the commercial "experiment" doesn't work out so well now, or even if it fizzles 25 years from now. While developer Cornerstone certainly has aspirations to make their development successful, it seems the current climate for retail space is not exactly booming, case in point the right down the street commercial district on 86<sup>th</sup> street. Once a designation is changed, the developer will have free reign to make all sorts of changes to a property that has historic and ecological value that cannot ever be replaced. I firmly believe that a forthright, complete, and pre-approved plan (including environmental impact, traffic & signage considerations, & occupancy levels) needs to be in place before any **re-zoning** is granted. Thinking through the long-term impact of this property (not just the next 10 or 20 years) is the best gift that Marion County can give to both her current and future residents.

Payment (i.e. money) is always a controlling factor in development. The proposed development comes at a high cost, most of which would (presumably) be paid for by Cornerstone. What they have NOT agreed to pay for, however, is the added infrastructure and roads that would be needed because of such a development. This would end up, ultimately being funded by taxpayers. The cost to the homeowners whose properties would be affected by such infrastructure changes is also a cost that cannot be measured in dollars, as well as the intangible cost that comes from destroying

an environmental haven to countless historic trees and wildlife amidst a bustling city. There are certainly places that have already been designated for commercial use that should have first priority for such a development, maintaining both the integrity of this land labeled “environmentally sensitive” (Plan Indy 2019) and also fulfilling Marion County’s desire to have successful urban developments.

Lastly, any land dispute always carries the question of who has the power? Certainly Cornerstone and other potential developers have the power of money on their side. At a cost of millions for simply the land, no resident can make opposition to this development. We residents cannot “pool funds” to pay for this land and designate it a park, wildlife refuge, or other use with less impact to the environment, aesthetic, and agricultural heritage of this area. That is why I am writing to you, who do have power over such things. Are you going to choose to listen to the clout and power of a developer, who even with the best intentions will not be living or working in this plot, or to the small-voiced constituents you are here to represent?

There will be no more land made. Please take these considerations seriously and consider the impact of what happens with this land not just for the Indiana of 2023, but of 2123 and beyond.

Sincerely,

Amy Hodges

Marion County Resident

312.267.0057

Greetings,

I am writing to express my extreme alarm and reasoned concerns about the proposed rezoning and variance cases 2023-CZN-814 and 2023-CVR-814 of the Department of Metropolitan Development, to be heard by the Metropolitan Development Commission and potentially by the Indianapolis City-County Council. My concerns include those likely stated by others, but my career expertise in environmental science leads to specific concerns about water and forests.

### Summary

The proposed rezoning is inappropriate and unnecessary. It will cause disruptions in quality of life for area residents and create threats from flooding, displaced wildlife, lost forest buffer, and reduced water supply recharge. Eagle Creek Park will be affected by stormwater runoff. The City will lose the benefits of historic woodland and wetlands that will be removed. Uncompensated and unplanned new costs for roads and public services will strain community resources.

### Background

The property petitioned for rezoning and variance is approximately 200 acres west of I-465 between W. 86<sup>th</sup> St. and W. 79<sup>th</sup> St. and currently owned by Kite Realty, although area residents know the site as the former Beeler and Ropkey farms. The site is currently zoned for residential housing and agriculture, which is consistent with land use west of I-465 in Pike Township north and south of W. 86<sup>th</sup> St. The specific zoning for the northern half of the site is D-1 and D-2, single-family residential on 1 or 2-acre lots and D-A agriculture in the southern half of the site.

The petitioner, Cornerstone Companies and GCG Investments propose rezoning the land to C-3 and C-4 rezoning with mixed-use commercial, manufacturing, office, medical, and 550 multi-family unit apartments and dwellings. The developer's conceptual site plan includes a new road on the site between 79<sup>th</sup> and 86<sup>th</sup> St.

### Concerns

1. The proposed rezoning is an inappropriate change to the existing zoning. The rezoning would place a commercial development amidst suburban neighborhoods, whereas the current zoning for single-family homes on 1 to 2-acre lots is consistent with land use in the area already.

2. The proposed rezoning is unnecessary. For reference, the land east of I-465, north and south of W. 86<sup>th</sup> St., is zoned for commercial and manufacturing uses, but contains empty buildings and "for lease" signs, especially the partly-empty Kite Realty Traders Point shopping plaza immediately to the northeast. A need for more commercial, office, manufacturing, and high-density housing in this corner of Pike Township is not apparent or pressing. Potential businesses seeking space can find numerous opportunities on the east side of I-465 north and south of W. 86<sup>th</sup> St. in Park 100, Northwest Business Park, Woodland Corporate Park, Corporate Center North, for example or north of 86<sup>th</sup> St. at Traders Point plaza. No high-density housing is found in these business parks because it is inconsistent with neighborhood topology.

3. The proposed rezoning will cause disruptions in quality of life for area residents-- including increased traffic, increased noise, and increased demand for water, sewer, electric power, natural gas, and waste removal, along with police, fire, and public safety. The scale of these disruptions is orders of magnitude greater than would occur from the current zoning for single-family lots. It is unclear if or when tax revenues from the proposed development would offset the many costs.

4. The main roads by the proposed rezoning property were not built for the increased commercial and residential traffic or large trucks and equipment for construction. The developer has discussed roundabouts at 86<sup>th</sup> St. near the I-465 exits and at 79<sup>th</sup> St. and Marsh Rd. The developer has not committed funding for the roundabouts or ancillary infrastructure. Before the rezoning is approved, the cost and sources of financing for the road improvements ought to be known. Furthermore, taxpayers should not be expected to support all costs.

5. The proposed rezoning, based on the conceptual site plan, poses threats of flooding and risks for water supplies. “Flooding” means water flows outside the existing stream channel.

(a) This entire 200-acre property plus approximately 60 acres of Northwest Business Park drains stormwater runoff to Eagle Creek at 79<sup>th</sup> St. The property sits as much as 100 feet higher in elevation than Eagle Creek. It is important to note that Eagle Creek Lake is a public-water-supply and flood control reservoir. Eagle Creek Park, the City’s premier regional park surrounds Eagle Creek Lake north of 56<sup>th</sup> St. to 79<sup>th</sup> St.

(b) The proposed rezoning and conceptual site plan pose a risk of flooding to downstream neighborhoods in multiple ways. The conceptual site plan will create a total of approximately 155 acres of impervious roofs and pavement that will not allow stormwater to infiltrate. In particular, approximately 75% of the property forest will need to be removed for development and stormwater retention, reducing a natural buffer to runoff. The City’s MapIndy stormwater and property maps show three streams that exit the site and flow past dozens of homes in six neighborhoods to pass through Fox Lake to Eagle Creek Lake.

The City’s MapIndy flood zone map shows Fox Lake and parts of these tributaries to be in the flood zone of Eagle Creek. The dam for Eagle Creek near 38<sup>th</sup> St. is operated to protect Indianapolis and Speedway property downstream by retaining water in Eagle Creek Lake. This means that shorelines on private and Park property from 38<sup>th</sup> St. to 86<sup>th</sup> St. can be inundated to protect the area downstream of the dam. New and additional runoff resulting from development of the site proposed for rezoning will increase flooding risk.

(c) Two man-made lakes on the property total 14.6 acres of open water wetland. These lakes cannot store the stormwater runoff from 155 acres of impervious surface because they are old and shallow and not designed for stormwater retention. The unregulated dam for one lake dates back to the 1950s and has a steep 5% slope from the dam down to Conarroe Rd. Dredging of these lakes to increase storage capacity will require removal of forest and wetland and risks the stability of the dams. Commercial development will alter the natural infiltration and retention of stormwater and cause poor drainage during construction. Bad design, human error in implementation, and failed enforcement of technical requirements for drainage create multiple opportunities for catastrophic flooding events affecting downstream neighborhoods and Eagle Creek Lake and Park.

(d) Meteorologists report that intense, high-volume rainfall events are dramatically increasing in frequency as a results of climate change. Storms bringing many inches of precipitation in a short duration of time. When the ground is saturated or frozen, and broadly covered in pavement and roofs (as will be the case if commercially developed), there can be overwhelming volumes of water that cannot be retained. These conditions cause flash floods to destroy homes and roads and utilities. Streams channels become altered and more vulnerable to future precipitation events.

(e) The impervious pavement and roofs from the proposed rezoning and conceptual site plan will reduce the quantity of water for private water supply wells west of the site. Underground sources of water supply for private wells in the area reside in geologic deposits of sand or sand and gravel, called aquifers. Water in aquifers is replenished (“recharged”) by vertical infiltration through porous soil and geologic material and a slow downward movement into the geologic deposits. Groundwater generally follows surface topography and flows from the areas of recharge toward streams where dry weather baseflow is sustained by groundwater discharge.

The landscape east of I-465 is covered by impervious pavement and roofs. Thus, the primary recharge area for private wells west of the proposed rezone property is that very property in its current condition. The existing land without impervious surfaces allows water to recharge the aquifers and maintains the quantity needed for wells

The Indiana Department of Natural Resources maintains a private water well database with records of some, but not all private wells in an area. Between Conarroe Rd. (the western boundary of the proposed rezone property) and Fox Lake next to Eagle Creek, there are 55 private wells in the database between 79<sup>th</sup> St. and 86<sup>th</sup> St. There are nearly 100 homes in this area and not all private wells are in the IDNR data base. All the private wells will be affected.

6. The proposed rezoning and development will cause an inevitable loss of trees, forest, and wetlands.

(a) Commercial development of this property is contrary to the City’s land-use pattern designation for the site as “environmentally sensitive”. As stated in the City’s document, this designation/overlay is “intended for areas containing high quality woodlands, wetlands, or other natural resources that should be protected. The purpose of this overlay is to prevent or mitigate potential damage to these resources caused by development. This overlay is also appropriate for areas that present an opportunity to create a new environmental asset” (public park?).

(b) The proposed rezoning and conceptual site plan will cause an immense loss of heritage trees and old growth forest. A calculation using Google Earth indicates approximately 125 of the 200 acres is forest. Unfortunately, the conceptual site plan indicates nearly 75% of the forest will be removed for development. In the central part of the property are two manmade lakes surrounded by approximately 70 acres of forest. Historic aerial photographs dating to 1941 indicate at least 40 acres of forest in the vicinity of the western lake is pre-World War II legacy forest. There is other legacy forest on adjoining private property to the south. By extrapolation from this property, the legacy forest on the property petitioned for rezoning will contain large hardwoods such as red oak, white oak, maple, beech, and cottonwood. These species are listed as heritage tree species in the City’s regulation. In similar legacy forest at Eagle Creek Park, there are old growth trees of these species estimated to be at least 150 years old. Trees this age are in excess of 36 inches diameter breast height (9.4 feet around), a top threshold in the City’s heritage tree definition. Old growth forest is rare in Indianapolis, even in Eagle Creek Park.

The trees and biota are connected underground by a network of roots and fungi that are lost when the forest is removed. Further, this old forest is the most efficient at storing carbon to mitigate the effects of climate change. Forests moderate air pollution from highways, aid in reducing smoke from wildfires in the USA and Canada, and reduce the extreme temperatures of City landscapes in summer. Young replacement trees would have incredibly lower capacity to provide the services of the mature forest on the property now.

(c) As many as 500 heritage trees will be lost if the property is rezoned and developed according to the conceptual site plan. A further extrapolation from the nearby private property, using the number of heritage trees 18 inches in diameter breast height on that property, based on acreage, indicates the property for rezoning contains an enormous number of heritage trees. The City should request and verify a heritage tree survey by the developer. The loss of an extraordinary number of heritage trees will have to be mitigated at rates of 10 to 15 new young trees per heritage tree removed, according to the City's regulation. It seems unlikely the developer can properly fit all the mitigation replacements for the heritage trees on that same property.

(d) The rezoning and commercial development will cause the loss of as much as 15 acres of wetlands. The USFWS National Wetlands Inventory identifies the two lakes on the subject property as palustrine wetlands with aquatic and emergent vegetation. USDA Soil Survey data indicate Eel silt loam soil that is frequently flooded found between the two lakes, potentially indicating additional wetlands upon inspection. Federal and State requirements on lake dredging and wetlands removal should be addressed.

(e) If the property is rezoned and developed according to the conceptual site plan, forest and wetland wildlife habitat on the property will be permanently lost and the wildlife will be displaced. It is unknown at this time whether any Federal or State-listed endangered or threatened animals or plants reside on the property. This information is an important decision criteria for the rezoning and should be acquired.

Uncounted, but substantial populations of displaced mammals, birds, reptiles, and insects will seek refuge in nearby neighborhoods, but those areas typically lack adequate habitat. Many animals will simply die as a result. Some species will crowd into landscapes that are already at their carrying capacity. That will cause overpopulation of some species, which will promote disease and poor health in wildlife who otherwise were surviving. Neighbors will find their homes and yards under siege, with over-browsed landscaping and varmints in their buildings.

Thank you for considering my comments. Please enter this correspondence into the public record for the Commissioners and Councilors.

I stand ready to cite my references and calculations regarding the threats of flooding, reduced water supply, and loss of forest. I hope the Metropolitan Development Commission and the elected officials in Indianapolis will see that our neighborhoods of taxpayers and voters will suffer from a decision to rezone the property. Please protect our interests from unnecessary and unwanted commercial rezoning.

Respectfully,

Martin Risch  
8220 Conarro Rd.  
Indianapolis, IN 46278



Dear City-County Council members, Councilman Robinson, Mayor Hogsett, Kathleen Blackham, State Senator Ford, State Representative Delaney,

RE: Case #2023CZN814 (the Kite/Ropkey property, proposed developer Cornerstone and GCG)

I am a resident of the Traders Point area in the far northwest corner of Marion County, where developers named Cornerstone and GCG are proposing a development that is entirely wrong for the location west of I-465 between West 86<sup>th</sup> Street and West 79<sup>th</sup> Street. This is environmentally sensitive land and has been designated as such for at least twenty years, the entire time of my residency in Traders Point. The first community meeting I attended shortly after buying my Traders Point home in 2003 was a meeting put on by the city of Indianapolis to present its final Master Plan for zoning uses. This Traders Point land west of I-465 was designated by the city-county then, and reconfirmed in 2019, as environmentally sensitive because of the extensive and valuable water resources in the watershed of Eagle Creek and the reservoir, drinking water supply to over 500,000 households in Central Indiana. The Master Plan established the light use of residential zoning as the only compatible use (aside from its original agricultural use) for this environmentally sensitive land. Now comes Cornerstone/GCG developers whose proposal is high density, high impact usage totally in disregard of the Master Plan. In order to make the money the developers want, they intend to build as densely as they can, which will mean expansive roofs and paved surfaces with all the contaminants that run off roofs and drip and leak out of vehicles will be directed into stormwater retention ponds. This expansive amount of hard surfaces will greatly reduce groundwater recharge for the aquifers supplying private wells between I-465 and Eagle Creek. Since regional surface water flow throughout Traders Point is toward Eagle Creek's tributaries and the creek itself, which feeds the Eagle Creek Reservoir, the surface water flow to Eagle Creek, will increase once the proposed development property is covered in roofs and parking lots. Both scenarios, concerning groundwater and surface water, mean problems for the area residents, their private wells, and their flooding concerns, along with all Central Indiana residents who rely on the reservoir as their drinking water supply. I wish we could rely on Citizens Energy, owner of the Indianapolis water treatment and water distribution service, to speak up in protection of our precious water resource, but, as one deep pocketed business scratches the back of another, Citizens Energy will likely not act. It's no hardship for Citizens Energy if the developer's project adds to the contamination, reduces ground water recharge, or creates flooding of surface water streams that feed Eagle Creek Reservoir since Citizens Energy will simply petition IURC for a rate increase to cover any costs the utility incurs (which could include construction of additional treatment facilities to treat the surface water source of Eagle Creek Reservoir or drilling for new wells at a further distance if surface water supply isn't of sufficient quality; both options incur large expense). The effect of this will mean higher water bills to the Citizen Energy water customers and that will affect people throughout Central Indiana, not just Traders Point.

We Traders Point area residents have been good stewards of the land. We are keenly aware of the value of a cared-for, clean, healthful environment. That is a top most reason for living in this area where Nature still exists. The area residents are acutely aware of how the environment affects us, especially the drainage issues that already exist and will only be compounded by the developer's proposed project should it go forward. However, the developers, with no lived experience in Traders Point, have ignored residents' knowledge as they believe they know all

that they need without our input. Our residents have offered to complete a thorough environmental and drainage analysis for the proposed development site but were denied access to the property. Our offer to complete these studies would be at our residents' expense, but the developers don't want any information that may not support their mission. If they really cared for a properly completed project and if they actually negotiated in "good faith" with residents as they have claimed, then they would have accepted our offer and listened to our knowledge gained from lived experience, but they rejected us.

Worsening traffic congestion caused by the Cornerstone/GCG proposed development project has been a large point of contention. The developers told residents that the development will not cause increased traffic and they will not fund any road improvements. That defies all logic, but I will leave that subject of traffic to the other residents who I am sure are also writing to oppose this development. (Please read our letters.) My primary issue and concern is for the protection of the environment and natural resources, such as water and air quality. Traffic situations are all man-made and have man-made solutions, some more successful than others, but the solutions must be made before the area's traffic is made worse by the developer's proposal. However, the environment once damaged is seldom ever put back right again by any man-made solutions. God, Nature, Creation did not make a mistake in designing the natural world, and humans would do well to stop treating our environment as if it is expendable.

Sadly, it is well known that concern for the environment is most often last on the list of concerns for too many even despite the dire status of the world becoming unhealthier and unlivable due to Climate Change. Cornerstone/GCG's proposal, creating a heat island where there has been a green space, will only exacerbate the climate problems that are already impacting our state, country, and world with stronger and more frequent damaging storms, excessive heat and drought, or alternatively, drowning in excessive amounts of rain falling in a too short time span.

There is no need for the developer's project. Aside from one possible commitment, they have no others that intend to occupy the proposed development. Cornerstone developer says he has a medical entity that wants a surgical facility, but he gives no name to the area residents. I'm concerned that the stated surgery facility will eventually turn into a full scale hospital with emergency service bringing ambulances with sirens screaming in the existing residential neighborhoods. As well, does a new surgical center compete with OrthoIndy's surgery hospital (correctly placed east of I-465 where zoning allowed it), and cause it to struggle eventually going out of business? Similarly, the northwest side of Indianapolis already has a very large and successful hospital and medical complex in St. Vincent Ascension only five miles from Traders Point, which I would not like to see impacted. Businesses closing is a very observable occurrence in Pike Township. The Traders Point Shopping Center broke ground in 2004-05, and, by 2020 even before the Pandemic affected businesses, it was being hollowed out by closing businesses. So, while municipalities everywhere seem to believe commercial and retail businesses always bring in more property tax dollars, what we really see, especially in Pike Township, is that these businesses are often only short-lived. Once they close, deterioration affects not only that business but others around it suffer by the look of neglect that sets in. Tax dollars, then, are not being collected by the municipality from closed businesses. However, houses/residential property continue to bring in the property taxes. So, does it serve a municipality to only gain a flash-in-the-pan tax boost or is it better to continually have property

tax income from residences? (Cornerstone admitted his proposed project would not be “built-out” for 20 to 30 years, so the idea of Indianapolis getting a big tax boost soon or ever is highly debatable.) Currently, Traders Point residential properties are fine places and bring large property tax payments to Indianapolis, but allowing the Cornerstone/GCG development to degrade our neighborhoods’ environmental beauty and healthfulness, impact our water supply and its safety, and add congestion to our roads will degrade the value of our Traders Point property values. The developers have claimed that this development will enhance our property values, which is insulting to our Traders Point residents’ knowledge. We know that a commercial-retail development in our midst, including 90 foot tall buildings that are totally incongruous with our residential neighborhoods, will significantly harm our homes’ resale values. The city may continue to assess large property taxes on our homes, which may account for the developer claiming our values will not go down, but what is important to residents is the ability to resell our homes at and above the prices we paid. That will not be the case if the developer’s project is approved. The developers have refused to commit to many of the prohibitions the Pike Township Residents Association (PTRA) asked them to agree to. They have refused to rule out bars, liquor stores, fast food with drive through service, nail salons and massage, all while telling Traders Point residents that this development will be “high-end”. The developers’ statement to PTRA about bars and liquor stores is that they will make our Traders Point area like Broad Ripple. That statement shows how the developers are entirely out of touch with or totally callous toward what Traders Point residents have and want to keep, which is decidedly not to be like Broad Ripple with all of its crime, shootings and murders, noise, congestion, and high density land use.

Due to a horrible occurrence in September 2022, when a local utility company doing a project along West 86<sup>th</sup> Street through Traders Point destroyed my home’s well and all my water bearing equipment serving my house, I had to live out of hotels for seven months from September 2022 to April 2023. I saw firsthand how undesirable it would be to live in proximity to that kind of development. The hotels where I stayed are at the I-465 and West 71<sup>st</sup> Street location, which is about a two minute drive south on I-465 from West 86<sup>th</sup> Street. There are eight hotels at the 71<sup>st</sup> Street location, (and two more hotels east of I-465 on West 86<sup>th</sup> Street near the OrthoIndy facility) none of which is more than a four story building. The hotels where I stayed were rated with three stars, but the whole treatment of an area with commercial development is far different from residential development, and the people who frequent hotels most often do not see it as their home and, therefore, do not treat it with the same respect and care that they would their own home. The look of the area reflects this attitude. During my seven months stay (I experienced two of the hotels), the hotels were never full occupancy, not even during the annual FFA conference that I learned is their big occupancy time. However, what all those hotels were full of was semi-tractor trailer rigs parked in their parking lots overnight with their engines running all night long spewing air contaminants to degrade air quality. There is just no conceivable need for Cornerstone/GCG to build a 90 foot tall hotel in Traders Point when there is so much hotel space going unoccupied just a few minutes south at the 71<sup>st</sup> Street location and on the east side of I-465 along West 86<sup>th</sup> Street.

I wrap up my letter by asking: *when do residents count and when do residents get from our city-county elected or appointed officials the respect of being truthful in adhering to an established plan for land use?* I know at election campaign time candidates like to tell the public what and

how much has been done for them by the candidate. As far as Traders Point is concerned, now is the time when those claims and promises need to be shown to be true regarding adherence to the zoning Master Plan so that our Traders Point homes, environmental health, and the future of our water supply are protected.

Sincerely,  
MaryAnn Stevens  
8554 Moore Road  
Indianapolis, IN 46278

**From:** [Jacqueline Shaffer](#)  
**To:** [Robinson, Leroy](#)  
**Cc:** [Blackham, Kathleen](#)  
**Subject:** re-zoning concerns (200acres)  
**Date:** Thursday, July 6, 2023 4:51:12 PM

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July  
July 2023

Councillor Robinson:

We are writing this letter to express our concerns about the upcoming public hearing for Cornerstone Company's petition(2023-CZN-814/2023-CVR-814) to rezone the Ropkey/Beeler land (W. 79<sup>th</sup> to 86<sup>th</sup> St. and Conarro Rd to I-465) to commercial. Currently, this land is zoned as a low-density residential area for single family homes. If it was rezoned commercial, many of the residents would have buildings, parking lots, and light pollution abutting front/back yards, and bordering property lines. According to the [Marion County Land Use Plan Pattern Book](#) (October 2019) the request for rezoning the 200 acres of land from residential to commercial is in stark contrast to the city's definition of land use.

Rezoning this property would create business buildings, parking lots, high density multi-family dwellings, hotels, restaurants, and storefronts according to the developer's "vision", consequently not being in harmony with the existing neighborhood. If rezoned and developed commercially other major concerns arise:

<!--[if !supportLists]-->1.) <!--[endif]-->Drainage – this property has been a pervious piece of land that reciprocates to control drainage. If developed, homeowners would sustain flooding issues; the Eagle Creek water shed would incur runoff of pollution from impervious surfaces such as oil, gas, and petroleum hydrocarbons, which can be carcinogenic. Who will guarantee that those with drinking water from wells will be safe?

<!--[if !supportLists]-->2.) <!--[endif]-->Destruction of a pre-WWII woodland area, which could displace protected bats and wildlife, including the

cutting of an insurmountable number of Heritage trees with irreversible results. Our property (3.5 acres which abuts this 200 acres) has over 43 Heritage trees. By comparison, the said land is a mirror image of our woods and most likely has over 400-500 Heritage trees. No number of saplings will ever replace those precious trees.

<!--[if !supportLists]-->3.) <!--[endif]-->Traffic issues – the infrastructure in the area does not support the density being proposed by this developer. Conarroe and Marsh Road along with 79<sup>th</sup> Street (west of I-465) were built for residential use only, not large trucks exceeding 11,000 lbs. 86<sup>th</sup> Street bordering north of this land is literally an on-ramp for I-465, and the proposed idea from this developer is to create an entrance to this development right before the ramp. This plan/idea would seem to be a precursor to a dangerous traffic issue.

<!--[if !supportLists]-->4.) <!--[endif]-->Also, we are curious as to why a private developer's proposed roads and round-a-bouts are being funded by the public's tax dollars?

Councillor Robinson, you are a close neighbor of Traders Point and must realize its quaintness and peaceful solitude. We ask you if this even makes sense. Would you want it in your backyard? Will this complement the neighborhood, raise property values, enhance the lifestyles of the current residents? Better yet, will it become another eyesore like Traders Point Shopping Center with vacant and even demolished stores. If this is what the city wants, help us understand how a commercial development will fit into our neighborhood. How does the city justify this re-zoning when just east of I-465 there are vacant strip malls, and Park 100 has numerous unleased business fronts and even buildings for sale.

According to PlanIndy, this area was always meant to be low density housing because it is labeled by PlanIndy (2019) as environmentally sensitive. Doesn't that mean anything? Where does the greed for unneeded commercial development end?

As an elected official, Councillor Robinson, we are asking you to take a moment and look at these concerns because they affect your constituents whom you represent.

Respectfully,  
Kevin & Jacqueline Shaffer  
8225 Conarro Rd  
Indianapolis, Indiana 46278

July 2023

Governor Holcomb:

My husband and I are residents of the Traders Point area. We are stating our concerns about the proposed development of the Ropkey/Beeler 200 acres (Case #2023-CZN-814/2023-CVR-814) in this letter as we have no official outlet to do otherwise. To be clear, we are not opposed to the development of the land if it adheres to the guidelines set forth in the Marion County Land Use Plan Pattern Book (2019) as a residential development. Currently Cornerstone Company (developer) is seeking a re-zoning to commercial.

What we do not understand is how this developer can get a re-zoning to commercial without enough facts. In our opinion, making a decision with only a traffic study seems irresponsible. Because the land is labeled environmentally sensitive (PlanIndy -2019) and has a pre-WWII forest rich with Heritage trees, we perceive that a more thorough fact-finding needs to be done: tree study, drainage, wildlife, environmental, to name a few.

Specifically, these are some major concerns but not all inclusive:

- 1.) Drainage – this property has been a pervious piece of land that reciprocates to control drainage. If developed, homeowners would sustain flooding issues; the Eagle Creek watershed would incur runoff of pollution from impervious surfaces such as oil, gas, and petroleum hydrocarbons, which can be carcinogenic. Who will guarantee that those with drinking water from wells will be safe?
- 2.) Destruction of a pre-WWII woodland/wetland area, which could displace protected bats and wildlife, including the cutting of an insurmountable number of Heritage trees with irreversible results. Our property (3.5 acres which abuts this 200 acres) has over 43 Heritage trees. By comparison, the said land is a mirror image of our woods and most likely has over 400-500 Heritage trees. No number of saplings will ever replace those precious trees.



3.) Traffic issues – the infrastructure in the area does not support the density being proposed by this developer. Conarroe and Marsh Road along with 79<sup>th</sup> Street (west of I-465) were built for residential use only, not large trucks exceeding 11,000 lbs. 86<sup>th</sup> Street bordering north of this land is literally an on-ramp for I-465, and the proposed idea from this developer is to create an entrance to this development right before the ramp. This plan/idea would seem to be a precursor to dangerous traffic issues.

4.) Also, we are curious as to why a private developer's proposed roads and round-a-bouts are being funded by the public's tax dollars?

As a community, we have in good faith tried to meet with the developer (Cornerstone) to share our input, but they have chosen to ignore our suggestions. The bottom line for them is to get it re-zoned and see what comes of it; in reality, their "vision" (as they named it) does not fit into this neighborhood. One only needs to go east of I-465 (Kite's Traders Point shopping center and beyond) to see what commercial zoning can do to ruin the esthetics of an area.

Governor Holcomb, we appeal to you as a former Pike resident, specifically in the Traders Point neighborhood. Surely you know the uniqueness of this area and must realize that this does not make sense. This re-zoning negates the work and research put into the city's master plan. Please take a moment and review these concerns and consider that the decision rendered by the commission will impact the quality of life for your constituents forever.

Respectfully,  
Kevin and Jacqueline Shaffer  
8225 Conarroe Road  
Indianapolis, Indiana  
Ksshaffer022@gmail.com  
82sophiecleo25@gmail.com

July 2023

Mayor Hogsett:

We are writing this letter to express our concerns about the upcoming public hearing for Cornerstone Company's petition(2023-CZN-814/2023-CVR-814) to rezone the Ropkey/Beeler land (W. 79<sup>th</sup> to 86<sup>th</sup> St. and Conarro Rd to I-465) to commercial. Currently, this land is a low-density residential area for single-family homes. If it was rezoned commercial, many of the residents would have buildings, parking lots, and light pollution abutting front/back yards, and bordering property lines. According to the Marion County Land Use Plan Pattern Book (October 2019) the request for rezoning the 200 acres of land from residential to commercial is in stark contrast to the city's definition of land use, and you were an advocate and integral part of this policy development.

Rezoning this property would create business buildings, parking lots, high density multi-family dwellings, hotels, restaurants, and storefronts according to the developer's "vision", consequently not being in harmony with the existing neighborhood. If rezoned and developed commercially other major concerns arise:

- 1.) Drainage – this property has been a pervious piece of land that reciprocates to control drainage. If developed, homeowners would sustain flooding issues; the Eagle Creek water shed would incur runoff of pollution from impervious surfaces such as oil, gas, and petroleum hydrocarbons, which can be carcinogenic. Who will guarantee that those with drinking water from wells will be safe?
- 2.) Destruction of a pre-WWII woodland area, which could displace protected bats and wildlife, including the cutting of an insurmountable number of Heritage trees with irreversible results. Our property (3.5 acres which abuts this 200 acres) has over 43 Heritage trees. By comparison, the said land is a mirror image of our woods and most likely has over 400-500 Heritage trees. No number of saplings will ever replace those precious trees.
- 3.) Traffic issues – the infrastructure in the area does not support the density being proposed by this developer. Conarro and Marsh Road along with 79<sup>th</sup> Street (west of I-465) were built for residential use only, not large trucks

exceeding 11,000 lbs. 86<sup>th</sup> Street bordering north of this land is literally an on-ramp for I-465, and the proposed idea from this developer is to create an entrance to this development right before the ramp. This plan/idea would seem to be a precursor to a dangerous traffic issue.

4.) Also, we are curious as to why a private developer's proposed roads and round-a-bouts are being funded by the public's tax dollars?

Please visit our area of Traders Point to take in its quaintness and peaceful solitude, and then ask yourself if this even makes sense. Would you want it in your backyard? Will this complement the neighborhood, raise property values, enhance the lifestyles of the current residents? Better yet, will it become another eyesore like Traders Point Shopping Center with vacant and even demolished stores? Help us understand how a commercial development will fit into our neighborhood. How does the city justify this re-zoning when just east of I-465 there are vacant strip malls and Park 100 has numerous unleased business fronts and even buildings for sale.

According to PlanIndy, this area was always meant to be low density housing because it is labeled by PlanIndy (2019) as environmentally sensitive. Doesn't that mean anything? Where does the greed for unneeded commercial development end? Are campaign contributions more important than the citizens you represent?

As an elected official, Mayor Hogsett, we are asking you to take a moment and look at these concerns because they affect your constituents whom you represent.

Respectfully,  
Kevin & Jacqueline Shaffer  
8225 Conarro Rd  
Indianapolis, Indiana 46278  
[Ksshaffer022@gmail.com](mailto:Ksshaffer022@gmail.com)  
82sophiecleo25@gmail.com

July 2023

Councilor Robinson:

We are writing this letter to express our concerns about the upcoming public hearing for Cornerstone Company's petition(2023-CZN-814/2023-CVR-814) to rezone the Ropkey/Beeler land (W. 79<sup>th</sup> to 86<sup>th</sup> St. and Conarro Rd to I-465) to commercial. Currently, this land is zoned as a low-density residential area for single family homes. If it was rezoned commercial, many of the residents would have buildings, parking lots, and light pollution abutting front/back yards, and bordering property lines. According to the Marion County Land Use Plan Pattern Book (October 2019) the request for rezoning the 200 acres of land from residential to commercial is in stark contrast to the city's definition of land use.

Rezoning this property would create business buildings, parking lots, high density multi-family dwellings, hotels, restaurants, and storefronts according to the developer's "vision", consequently not being in harmony with the existing neighborhood. If rezoned and developed commercially other major concerns arise:

- 1.) Drainage – this property has been a pervious piece of land that reciprocates to control drainage. If developed, homeowners would sustain flooding issues; the Eagle Creek water shed would incur runoff of pollution from impervious surfaces such as oil, gas, and petroleum hydrocarbons, which can be carcinogenic. Who will guarantee that those with drinking water from wells will be safe?
- 2.) Destruction of a pre-WWII woodland area, which could displace protected bats and wildlife, including the cutting of an insurmountable number of Heritage trees with irreversible results. Our property (3.5 acres which abuts this 200 acres) has over 43 Heritage trees. By comparison, the said land is a mirror image of our woods and most likely has over 400-500 Heritage trees. No number of saplings will ever replace those precious trees.
- 3.) Traffic issues – the infrastructure in the area does not support the density being proposed by this developer. Conarro and Marsh Road

along with 79<sup>th</sup> Street (west of I-465) were built for residential use only, not large trucks exceeding 11,000 lbs. 86<sup>th</sup> Street bordering north of this land is literally an on-ramp for I-465, and the proposed idea from this developer is to create an entrance to this development right before the ramp. This plan/idea would seem to be a precursor to a dangerous traffic issue.

4.) Also, we are curious as to why a private developer's proposed roads and round-a-bouts are being funded by the public's tax dollars?

Councilor Robinson, you are a close neighbor of Traders Point and must realize its quaintness and peaceful solitude. We ask you if this even makes sense. Would you want it in your backyard? Will this complement the neighborhood, raise property values, enhance the lifestyles of the current residents? Better yet, will it become another eyesore like Traders Point Shopping Center with vacant and even demolished stores. If this is what the city wants, help us understand how a commercial development will fit into our neighborhood. How does the city justify this re-zoning when just east of I-465 there are vacant strip malls, and Park 100 has numerous unleased business fronts and even buildings for sale.

According to PlanIndy, this area was always meant to be low density housing because it is labeled by PlanIndy (2019) as environmentally sensitive. Doesn't that mean anything? Where does the greed for unneeded commercial development end?

As an elected official, Councilor Robinson, we are asking you to take a moment and look at these concerns because they affect your constituents whom you represent.

Respectfully,  
Kevin & Jacqueline Shaffer  
8225 Conarro Rd  
Indianapolis, Indiana 46278

Representative Delaney:

Although you are our state representative, and this is a city decision, we (my husband and I) still wanted to voice our concerns in this letter about the proposed development of the Ropkey/Beeler 200 acres (Case#2023-CZN814/2023CVR-814) as we have no other outlet to do otherwise.

To be clear, we are not opposed to this land being developed if it adheres to the guidelines set forth in the Marion County Land Use Plan Pattern Book (2019). According to PlanIndy this land is intended to be low-density residential. The petitioner Cornerstone Company is seeking a zoning change to commercial.

What we do not understand is how this developer can get a re-zoning to commercial without enough facts. In our opinion, making a decision with only a traffic study seems irresponsible. Because the land is labeled environmentally sensitive (PlanIndy -2019) and has a pre-WWII forest rich with Heritage trees, we perceive that a more thorough fact-finding needs to be done: tree study, drainage, wildlife, environmental, to name a few.

Specifically, these are some major concerns but not all inclusive:

- 1.) Drainage – this property has been a pervious piece of land that reciprocates to control drainage. If developed, homeowners would sustain flooding issues; the Eagle Creek watershed would incur runoff of pollution from impervious surfaces such as oil, gas, and petroleum hydrocarbons, which can be carcinogenic. Who will guarantee that those with drinking water from wells will be safe?
- 2.) Destruction of a pre-WWII woodland/wetland area, which could displace protected bats and wildlife, including the cutting of an insurmountable number of Heritage trees with irreversible results. Our property (3.5 acres which abuts this 200 acres) has over 43 Heritage trees. By comparison, the said land is a mirror image of our woods and most likely has over 400-500 Heritage trees. No number of saplings will ever replace those precious trees.
- 3.) Traffic issues – the infrastructure in the area does not support the density being proposed by this developer. Conarroe and Marsh Road along with 79<sup>th</sup> Street (west of I-465) were built for residential use only, not large trucks exceeding 11,000 lbs. 86<sup>th</sup> Street bordering north of this land is literally an on-ramp for I-465, and the proposed idea from this developer is to create an entrance to this development right before the ramp. This plan/idea would seem to be a precursor to dangerous traffic issues.
- 4.) Also, we are curious as to why a private developer's proposed roads and round-a-bouts for his "vision" are being funded by the public's tax dollars.

As a community, we have in good faith tried to meet with the developer (Cornerstone) to share our input, but they have chosen to ignore our suggestions. The bottom line for them is to get it re-zoned and see what comes of it; in reality, their "vision" (as they named it) does not fit into this neighborhood. One only needs to go east of I-465 (Kite's Traders Point shopping center and beyond) to see what commercial zoning can do to ruin the esthetics of an area.

We hope you take the time to consider our concerns, our community's concerns. If this re-zoning is passed, it will negatively impact the quality of life of the constituents whom you represent. Unfortunately, the results will be irreversible.

Respectfully,

Kevin and Jacqueline Shaffer  
8225 Conarro Rd  
Indianapolis, Indiana 46278

Senator Ford:

While we know that you serve your constituents on a state level and the subject of this letter is a decision the city will make, we still wanted to voice our concerns over this matter. As stated, you truly serve your constituents and listen to their concerns, so we wanted to appeal to you on this issue. The upcoming petition by Cornerstone Company (Case# 2023-CZN-814/2023-CVR-814) is to re-zone an environmentally sensitive area, presently zoned agricultural/residential, to commercial.

If the petitioner is successful, the residents of Traders Point would have buildings, parking lots, roads, hotels, restaurants, multi-family dwellings, storefronts, and light pollution in their front/back yards and abutting bordering property lines, which is in stark contrast to what exists now: a place where people raise their children, ride bicycles, sit on their porches while enjoying the peaceful solitude of this quaint area. The developer's "vision" is not in harmony with our residential area.

To be clear, we are not opposed to this land being developed if it adheres to the guidelines set forth in the Marion County Land Use Plan Pattern Book (2019). According to PlanIndy this land is intended to be low-density residential. The petitioner Cornerstone Company is seeking a zoning change to commercial.

What we do not understand is how this developer can get a re-zoning to commercial without enough facts. In our opinion, making a decision with only a traffic study seems irresponsible. Because the land is labeled environmentally sensitive (PlanIndy -2019) and has a pre-WWII forest rich with Heritage trees, we perceive that a more thorough fact-finding needs to be done: tree study, drainage, wildlife, environmental, to name a few.

Specifically, these are some major concerns but not all inclusive:

- 1.) Drainage – this property has been a pervious piece of land that reciprocates to control drainage. If developed, homeowners would sustain flooding issues; the Eagle Creek watershed would incur runoff of pollution from impervious surfaces such as oil, gas, and petroleum hydrocarbons, which can be carcinogenic. Who will guarantee that those with drinking water from wells will be safe?
- 2.) Destruction of a pre-WWII woodland/wetland area, which could displace protected bats and wildlife, including the cutting of an insurmountable number of Heritage trees with irreversible results. Our property (3.5 acres which abuts this 200 acres) has over 43 Heritage trees. By comparison, the said land is a mirror image of our woods and most likely has over 400-500 Heritage trees. No number of saplings will ever replace those precious trees.
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- 4.) Also, we are curious as to why a private developer's proposed roads and round-a-bouts for his "vision" are being funded by the public's tax dollars.

As a community, we have tried to meet with the developer (Cornerstone) to share our input, but they have chosen to ignore our suggestions. The bottom line for them is to get it re-zoned and see what comes of it; in reality, their "vision" (as they named it) does not fit into this neighborhood. One only needs to go east of I-465 (Kite's Traders Point shopping center and beyond) to see what commercial blight can do to ruin the esthetics of an area.



Senator Ford, thank you for taking the time to read through our concerns; we appreciate it. Unfortunately, if this petition is successful, the impact on our community will result in a negative outcome and forever be irreversible.

Respectfully,  
Kevin and Jacqueline Shaffer  
8225 Conarroe Rd  
Indianapolis, Indiana 46278

## Blackham, Kathleen

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**From:** Ryan M Brackman <brackman\_ryan\_m@lilly.com>  
**Sent:** Sunday, July 9, 2023 5:41 AM  
**To:** Robinson, Leroy; Ray, David M.; Potts, Keith; Osili, Vop; Oliver, William; Mowery, Brian; jessica.mccormich@indy.gov; Mascari, Frank; Lewis, Maggie A.; Larrison, Jason; Jones, Kristin; Jackson, La Keisha; Hart, Michael-Paul; monroegraysjr@gmail.com; Graves, Keith; Evans, Jared; ethanevans4indy@gmail.com; mike.dilk424@gmail.com; cristalee1986@gmail.com; Brown, Ali; Boots, Dan; Barth, John; Bain, Joshua; paul.anneed23@gmail.com; zach@adamsonforindy.com; s29@iga.in.gov; Blackham, Kathleen; h86@iga.in.gov  
**Subject:** Ropkey-Beeler Property Rezoning Proposal

Dear Council members, Councilman Robinson, Mayor Hogsett, Governor Holcomb, Kathleen Blackham, Senator Ford, Representative Delaney, Representative Carson,

I am a resident of the Traders Point area. Since the general public and those affected by Case #2023CZN814 (the Kite/Ropkey property, proposed developer Cornerstone) do not really have a way to fully express our concern with this proposed development, I wanted to share my thoughts and concerns with you in a letter/email.

To be clear, we are not opposed to development, but we are opposed to development that hasn't been thoroughly analyzed based upon facts (not just a developer's word). In this case, Cornerstone is requesting a zoning change from residential to commercial. This proposed development request is a perfect example, in my opinion, of not having enough facts to make a determination and, thus, a zoning change. Available funding from the city/state, data to analyze environmental and drainage issues, and occupancy data are all lacking in this review.

Our community has attempted, in good faith, to work with Cornerstone, and have invited them to 2 neighborhood meetings to share our concerns and provide ways to compromise, but Cornerstone has ignored our input and suggestions. In some part, this is due to the fact that they have no current commitments to occupy the space nor will they have until build out potentially begins, but, mainly, I believe that they really don't care and are just "throwing everything in and see what shakes out". There has certainly been no unified approach to this development.

Cornerstone has told us that the proposed development will "provide a live/work/play element to an area in demand for commercial, hotel, retail and housing uses" and will be "one of a kind, never before seen development". This "concept" has certainly been successful in Carmel but would not be successful in our area on a small 200 acre plot. All we see in our area, as far as commercial, are struggling retail/commercial/hotels (Kite's Traders Point shopping area) on the other side of the interstate, within walking distance from the proposed development. We all know that the world has changed since 2020....some retail/commercial has rebounded but some has not and never will in terms of office space use, etc. The question is will they come to occupy this space or won't they? We don't want our area to be the guinea pig for that answer. There are many other areas better suited for this kind of development and many areas which could benefit from it and actually thrive from it. This is not one of them and I personally do not want to see that precedent set for our area.

Extensive road work will be necessary to accommodate traffic going in and out of the proposed development and added to 86th Street as well as the Marsh Road extension. Cornerstone has

proposed a roundabout on 86th Street but has also stated that they will not fund any of the road improvements. As a result, the city or state will be funding it and ultimately the taxpayers. How is it that the city/state may be willing to spend millions on roads/roundabouts for Cornerstone as the developer and ultimately Kite as the seller? Again, no funding has been approved or contemplated by the city/state as far as we know.

The extension of Marsh Road through the proposed development would be very challenging for all of our neighbors along Marsh and 79th. The added traffic, both cars and large trucks, would destroy the road. Ultimately, again, city/state/taxpayer funds will be needed to widen or upgrade or both. And again, no funding has been approved or contemplated by the city/state as far as we know.

When we asked to see Cornerstone's environmental and drainage analysis, we were told that these studies would not be completed prior to the zoning request approval because "the cost was too great" for them to commission it. We then offered to complete a thorough environmental and drainage analysis for Cornerstone but were denied access to the property. As a result of the access denial, we have commissioned our own traffic study review, environmental analysis, and drainage analysis with the idea that the specialists can do the best job possible, with limited access, but at least some facts would be available to analyze the full scope. Those reports are in process right now. This obviously costs a great deal of money out of our pockets (which Cornerstone is unwilling to do), but our community, our home values and our peace of mind is that significantly important to us. I hope it is to you all as well.

This property is certainly not a one of a kind property in Pike Township or in Marion County, but it is one of the remaining special ones with wetlands, water shed, species of protected bats, etc. In 2019, under the Plan Indy, the city planners designated this area as environmentally sensitive. Their overlay was intended for this area specifically because of the high quality woodlands, wetlands, and other natural resources to be protected. The purpose was to prevent potential damage to these resources caused by development. I assume at that time that the planners completed extensive research and analysis prior to finalizing this master plan and I assume that it was based on the current zoning. How can one zoning change request from Cornerstone negate all of the prior cost and work by city planners?

If this zoning change request were to be approved, it seems as though the wants and needs of Cornerstone/Kite are being put ahead of us....your constituents, your neighbors and your community. To make a decision to change the existing master plan without sufficient analysis of traffic, environmental, drainage, occupancy levels seems to me to be not only illogical but almost bordering on favoritism toward Cornerstone and Kite. I understand that this development could potentially bring greater money to the city as commercial property instead of residential, but it would be to the detriment of the community and your constituents. We all built and bought homes here based upon the city's master plan, which calls for this property to be zoned residential. We agree with the residential zoning designation. Our homes are investments for us and ones we have worked hard to afford and maintain. The addition of retail, multifamily, a 90 foot hotel and any other structure that would be allowed under the commercial zoning, is not consistent with both the City's master plan and our community. If additional research and analysis is completed, I hope you will find the same conclusion.

Thank you for your time and for your consideration.

Regards,  
Ryan Brackman

## Blackham, Kathleen

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**From:** Hendrie, Hugh C <hhendri@iupui.edu>  
**Sent:** Saturday, July 8, 2023 10:01 AM  
**To:** Robinson, Leroy; Ray, David M.; Potts, Keith; Osili, Vop; Oliver, William; Mowery, Brian; jessica.mccormich@indy.gov; Mascari, Frank; Lewis, Maggie A.; Larrison, Jason; Jones, Kristin; Jackson, La Keisha; Hart, Michael-Paul; monroegraysjr@gmail.com; Graves, Keith; Evans, Jared; ethanevans4indy@gmail.com; mike.dilk424@gmail.com; cristalee1986@gmail.com; Brown, Ali; Boots, Dan; Barth, John; Bain, Joshua; paul.anneed23@gmail.com; zach@adamsonforindy.com; s29@iga.in.gov; Blackham, Kathleen; h86@iga.in.gov; Blair, Susan J (IU Health)  
**Cc:** marguerite hendrie  
**Subject:** FW: TRAN

Dear Mayor Hogsett ,Council members

My wife and I would like to add our support to the letter so aptly written by our neighbor Cindy Lamberjack outlining the concerns of our neighborhood about the proposed development of the Beeler, Ropkey /Kite/ property.

We have lived in 7960 Conarroe rd. since 1975 raising all our 5 children here. At that time we would have recommended staying here to all of our colleagues but now we would have more concern. Since the developments of the warehouses east of 465 on 79<sup>th</sup> st. we have already seen a great increase in traffic in Conarroe Rd. From being a gentle winding road Conarroe has become a traffic nightmare. From a time when our children being able to play on the streets it has evolved into taking your life in your hands when crossing the road to go to our mailbox with traffic including trucks going past our drive way at 50mph plus apparently not concerned about the blind hill before our driveway. Goodness knows what will happen to this traffic with this new development west of 465.

Ms Lamberjack mentions concerns about drainage. Hopewell Creek runs through our property. We have already seen the damage to our particular housing neighborhood from the modest subdivision developments in 79<sup>th</sup> st. Just this week there was a watermain leak at our neighbors across the road which shut off our water supplies for multiple houses and again led to muddy water in our creek lasting over 48 hours. Our neighborhood represents a particularly vulnerable neighborhood. And yet the development may take place without any preliminary analysis from the developers?

With regard to environmental damage, I have spent much of my professional life searching for the causes and prevention of dementia and neighborhood air quality plays a considerable role. As you are well aware Indianapolis already does not rank high in the air quality tables. This development is likely to make things even worse.

Thus like Ms Lamberjack, we would respectfully request that the mayor and council members would take all these issues into consideration and not put the wants and needs of Cornerstone/ Kite before the needs of your constituents

Yours sincerely

Marguerite and Hugh Hendrie

**Hugh C. Hendrie, MB ChB DSc**

**Professor Emeritus , Department of Psychiatry,**

**Former Albert E Sterne Professor and Chairman Department of Psychiatry**

**Member and Co-Founder Indiana Alzheimer Disease Research Center**

**Indiana University School of Medicine**

Email: [hhendri@iupui.edu](mailto:hhendri@iupui.edu)

## Blackham, Kathleen

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**From:** Gregory Silver <trusteegksilver@yahoo.com>  
**Sent:** Wednesday, June 14, 2023 3:43 PM  
**To:** Blackham, Kathleen; Susan Blair; Judy C. Stern; Bradley William Yarger; c\_lamberjack001@comcast.net; W. Russell Sipes  
**Subject:** Update on Case 2023 CVN 814 and companion variance request W 86th St/W 79th St

Hi Kathleen:Hi Susan.

Thank you Kathleen for sending to me for the Sterns (remonstrators )and Greater Historic Traders Point (interested party)the traffic report prepared and paid for by the petitioner in these cases.Russ Sipes is the counsel for Sterns and works with me as their advisor.

Brad Yarger -a traffic engineer has been hired by remonstrators and will now objectively , and without pre- instructions as to findings, evaluate the traffic report received yesterday and it will take many days to do so. I will let you know his progress to review the huge report you sent .

Although the case is set for June 29, it is my understanding that PTRa will be asking to continue it unless you do so-as our studies referred here will not be done by June 29th to assist you and us - and this for the companion variance request as well.,The new MDC date would be to July 27th. We need time to evaluate the years of work by petitioner on this site..

Do you have the "environmental analysis " referred to recently by the petitioner at PTRa meeting on June 1 or does Susan? Could either of you please email it to me for us and particularly for Cindy Lamberjack for Greater Historic Traders Point -which has retained a national expert to check for endangered species such as protected bats and eagles, heritage trees and drainage issues affected by this commercial proposal on the site. The study is presently hampered by the petitioner's refusal to allow the expert to enter the site for their study even with full insurance in place. .However adjoining and adjacent properties and rights of way will be used with sonar , maps and visual analysis.for such. The study will be slow from that roadblock and may itself be cause for additional continuance by you or PTRa to get the facts to you both and to federal Fish and Wildlife/DNR as needed...

Thank you for keeping us informed of data as to the above you and PTRa receive on these matters. I know both you and Susan do your best as objective professionals as I.

I am aware that the proposals likely are illegal spot zoning and there are due process issues too plus possible issues from the environmental study that Greater Historic Traders Point is providing. The expert has been instructed that its findings and report for Greater Historic Traders Point and this case is to be done totally objective-no pre findings.

By the way, the increased taxes to the City from this proposal are not net net net..The placing of the costs of roads and roundabouts on the City rather than the developers and the certain diminishing of value to the investments of the residential home owners from such a project on their property values must be inputed .Also an analysis of the effect on the commerical and retail centers on east side of I465 from this proposal needs be looked at by an economist in this crucial case of Traders Point critical area .

It would be prudent , I would think, from my experience in some very important cases , for the City to employ or contract an outside economic expert to analyze the short and long term effects and

consequences of the proposal on the Traders Point area and immediate community of say 3 miles around using for example, an IU , Butler , IUPUI or Purdue economist ,independent of Indianapolis government . This to be certain of what will happen if this proposal is approved and assist your evaluation.

This is an extraordinary case .

Respectfully,

Greg Silver, environmental advisor to Judy and Barry Stern

## Blackham, Kathleen

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**From:** Shapiro, Brian <brian@shapiros.com>  
**Sent:** Thursday, June 8, 2023 6:46 AM  
**To:** Blackham, Kathleen; Carr, Rusty; Robinson, Leroy  
**Subject:** Fwd: Summary of June 1 meeting with Ropkey-Beeler developer-June 20 TPAN meeting scheduled

FYI

As I have previously mentioned when I was development chair of Stadium Village Business Association, we would never rezone properly without firm commitments.

Sincerely

Brian Shapiro  
President  
Shapiro's Delicatessen  
317-631-4041  
C: 317-691-6968

sent from my (kind of smart) phone

----- Forwarded message -----

From: **MARYANN STEVENS** <[masliver@sbcglobal.net](mailto:masliver@sbcglobal.net)>  
Date: Wed, Jun 7, 2023, 11:57 PM  
Subject: Summary of June 1 meeting with Ropkey-Beeler developer-June 20 TPAN meeting scheduled  
To: MaryAnn Stevens <[masliver@sbcglobal.net](mailto:masliver@sbcglobal.net)>

Dear Traders Point Neighbors,

The meeting that PTRA held on June 1st with the developers regarding their proposal for the Ropkey and Beeler properties did not result in much new information being shared. Here is a summary of what occurred:

The June 1<sup>st</sup> PTRA meeting with the developers was attended by several PTRA officers, led by PTRA President, Susan Blair, and numerous representatives of local HOAs as well as non-HOA property owners. Greg Gurnik of GCG presented the developers' vision for a "live-work-play" property, and representatives from Cornerstone attended and provided an overview of the healthcare related portions. A handout was provided with pictures of buildings and parks described as representative of what they plan to develop. Unfortunately, not a whole lot more detail was made available. Greg Gurnik stressed that the firms they're talking with about building in the park are only interested in investing in an upscale development, and Greg maintains such a high-quality development will actually enhance, not devalue, the nearby residential property. PTRA is working on securing commitments from the developers regarding the type of construction materials, use limitations, etc. But nothing was agreed to at this meeting. PTRA plans to review the proposed commitments (which Susan Blair will send out shortly to our group, as well as commitments secured years ago for Intech Park) and

will be negotiating about these with the developers over the course of the next several weeks, possibly longer.

While PTRA is negotiating to get the best result possible, assuming the property is rezoned, another group of neighbors is pursuing legal avenues to oppose this particular commercial development west of I-465. Note: even though PTRA is attempting to negotiate with the developers, this doesn't imply PTRA will end up supporting the developers' rezoning request. If anyone is interesting in assisting this group, please email Barry and Judy Sterns at [jcstern@comcast.net](mailto:jcstern@comcast.net) or MaryAnn Stevens at [masliver@sbcglobal.net](mailto:masliver@sbcglobal.net) or Cindy Lamberjack at [c\\_lamberjack001@comcast.net](mailto:c_lamberjack001@comcast.net) or 317-250-6504. A great deal of information still needs to be gained regarding drainage. The developer acknowledged that they will not pursue this info until their change of zoning is complete, so anyone with these skills or the interest to pursue the drainage issue for our residential purposes would be greatly appreciated.

Finally, the increased traffic this development would bring is the overriding concern that all Traders Point neighbors shared. This is an issue that the developers cannot solve alone, and it will require INDOT and the Indy DPW to make significant infrastructure improvements. The developer shared at the meeting that they will not pay toward any of these improvements. With that being the case, if the city and state want this park, for economic development purposes, they better step up and make the necessary infrastructure improvements, or we are going to have to find a way to try to pressure them to do so or oppose the entire project.

TPAN has scheduled a meeting among the TP residents for Tuesday, June 20th, starting at 6 PM, at the West 86th Subdivision clubhouse. I haven't been told that this meeting is attendance limited, but, given the limited space in the clubhouse, I expect the same attendance limits as previous meetings must apply. HOA representatives and the non-HOA individual residents with close proximity to the Ropkey-Beeler properties are those who should attend. If any HOA representatives cannot attend the meeting on June 20th, please try to find a substitute from your subdivision to fill in. Non-HOA individual resident attendees from past meetings who cannot attend on June 20, please let me know so an attendance opportunity can be offered to another resident.

Sincerely,  
MAStevens  
TPAN Secretary

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TP2



## Blackham, Kathleen

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**From:** Brian Shapiro <brian@shapiros.com>  
**Sent:** Tuesday, May 30, 2023 12:33 PM  
**To:** Blackham, Kathleen  
**Cc:** Carr, Rusty; Brian Shapiro; Robinson, Leroy; Councilorleroyrobinson@gmail.com  
**Subject:** RE: development  
**Attachments:** American Cities Are Starting to Thrive Again. Just Not Near Office Buildings. - WSJ.pdf

**CAUTION:** This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Dear Kathleen and Rusty:

I am writing this as resident of West 86<sup>th</sup> and **not** as any leadership position on West 86<sup>th</sup> Street Board. My parents built a house on Moore Road in 1977 after I graduated from High School so I am familiar with the area.

First, another group has hired a traffic engineer because the developers traffic report was very weak.

It is my belief that Indy has to get more residents to capture more county option income tax. Currently, 86<sup>th</sup> and 79<sup>th</sup> Streets are just highways to Brownsburg, Whitestown, and Lebanon. Because of Indiana laws provide counties with tax money based on where people sleep, the current proposal by the developer is good for the developer and bad for the northwest side of town. The north south roads are very rural in design as they meander as connectors. We can discuss affordable housing but we have a shortage of all types of housing. . Some people argue that Indy cannot support upper end empty nester housing. West 86<sup>th</sup> is a 100% sold. Last month, a house diagonal from ours went on the market Thursday night with a Saturday open house. Every thirty minutes on Friday they had a showing which eventually put a SOLD sign on the property Friday night. According to Zillow, it sold for \$100K over the asking price [https://www.zillow.com/homedetails/8921-Greenridge-Way-Indianapolis-IN-46278/1207043\\_zpid/](https://www.zillow.com/homedetails/8921-Greenridge-Way-Indianapolis-IN-46278/1207043_zpid/) . I am not positive if the Zillow number is correct or what else was or was not included in the Zillow number.

The idea of having an apartment component, or the idea of this being an Ironworks is a great marketing ploy that is not a reality given the area and density. If more luxury apartments are going to be built, they should be built on the Kite's Traders Point Shopping Center Site. Dicks Sporting Goods is leaving this fall for Whitestown so we need more residents on that site. As for apartments, we should not have any apartments in the city of Indianapolis unless they are 4 stories. At the Pike Township forum, my comment to former Republican candidate for governor, Murry Clark, was the waste of precious land that TWG could build 2000 apartments. According to my hotel people, this is not a good site for an upscale hotel. We currently have hotels by the Get Go Gas Station which have been downgraded over time as they lose their flags. These hotels have become places of short term rentals which has not been good for the area. If someone wants to have a hotel, we need to have them redevelop the hotels across from Kite's Traders Point. Hilton's new lower price point hotel of a Tru is not an upscale hotel but merely a 1 or 2 star property. The select service hotels have a sweet spot of 110 to 145 rooms and most of these properties are less than 100. The overhead is too great for them to be successful so the owners have had to downgrade or turn them into short term rentals.

I would accept the hospital subject to restrictions as to materials, landscaping, maintenance, emergencies, lighting, noise, and invasion of neighbor's property by sight, smells, lighting, and noise. It is a terrible idea to rezone property without restrictions and commitments. As Jeff York would note, neither myself as past chairman of Development of Stadium Village or the current Chair, JB Curry (TWG) would ever allow a rezone without knowing all the details and strong covenants. I am guessing the hospital costs around \$75 to 125 million. I would TIF the hospital and take the TIF money and apply it to building 200 plus houses. I suggest approaching Kelli at <https://www.onyxandeast.com/gallery/> design something for empty nesters for the area. If we assume the TIF creates

\$10M, I would suggest having \$1M applied to upscaling the hospital landscaping and parking. The remainder would be used to subsidize the costs of new housing, creating a conservation area (many residents want this), and upgrading the roads, intersections, and paths. The roads and intersections need to be to a level "A". The remainder of the land needs to be held for the research labs for Lilly, Dow Elanco, or other technology parks that do not require semis. At the Pike Township meeting, there were many residents that were upset with TIF from another project. The audience had a bad taste in their mouth and councilor Robinson might be able to shed light on this, but I think if we restrict the TIF to this immediate area for the current and future use, we could sell that to the public.

The site is now owned by the heirs so I am comfortable that price is still flexible. There is a meeting with the developer later this week of which I was asked to attend by the various leadership groups.

My next comment is one of a personal intellectual but I believe it to be accurate. Our society in most urban areas is in front of the State legislatures in embracing equity, inclusion and diversity. There is no perfect place to live given the numerous factors that determine what is desired. But we are witnessing migration patterns inside the US are fascinating where the more progressive and forward thinking people are moving to Urban cores, the more parochial thinking people are relocating to the rural areas. As we move forward, we need to be looking at the future in 10 years and not just a quick flip by a developer. Indianapolis has always been the model for other midwestern cities with regard to growth and entertainment, so I will push everyone to keep our reputation.

Sincerely,  
Brian Shapiro  
9010 Greenridge Way  
Indy.

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**From:** TTCraig <[tcraig19@comcast.net](mailto:tcraig19@comcast.net)>  
**Sent:** Friday, April 28, 2023 12:30 PM  
**To:** 'Blackham, Kathleen' <[Kathleen.Blackham@indy.gov](mailto:Kathleen.Blackham@indy.gov)>; 'Brian Shapiro' <[brian@shapiros.com](mailto:brian@shapiros.com)>  
**Cc:** 'Jones, Steven Leon' <[sljones@iupui.edu](mailto:sljones@iupui.edu)>; 'Scott Freeland' <[scottfreeindy1@icloud.com](mailto:scottfreeindy1@icloud.com)>  
**Subject:** RE: development  
Kathleen,

Thank you for your input and reaching out.

As a quick update, the Traders Point Association of Neighbors in Cooperation with Pike Township Residents Association, are having a preliminary meeting without the developer to discuss our primary concerns. For instance, we just received the traffic plan and it will significantly affect residences in the West 85<sup>th</sup> Neighborhood by way of noise and lighting.

While not definitive, the general consensus appears to be that a quality development would be good, but serious concerns arise about several items such as:

Traffic
Residential Ownership
Building Heights
Quality of Life
Curb Appeal
Use Limitations

Our meeting is being held Monday May 1. The goal will be to develop a very tight list of items that need addressed before a zoning change should be considered including, relocation of the entrance and location of the uses. Most challenging, is the desire for residential ownership consistent with the existing area.

After this meeting, PTRC will meet with the developer and their counsel to discuss a revised plan.

Thank you and feel free to reach out with any questions.

**Tom Craig**  
**317.872.1338 office**  
**317.439.2645 mobile**

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**From:** Blackham, Kathleen <[Kathleen.Blackham@indy.gov](mailto:Kathleen.Blackham@indy.gov)>  
**Sent:** Tuesday, April 11, 2023 2:23 PM  
**To:** Brian Shapiro <[brian@shapiros.com](mailto:brian@shapiros.com)>  
**Cc:** TTCraig <[tcraig19@comcast.net](mailto:tcraig19@comcast.net)>  
**Subject:** RE: development

Good afternoon, Brian and Tom

Thank you for your interest in this proposed development.

Presumably you have the same information that was submitted with the petition. The C-S Statement and the site plan provides information – they are attached.

A final Traffic Impact Study (TIS) is expected to be submitted within the next few weeks.

Staff has requested a continuance to May 11, 2023, to provide time for that final report to be submitted and reviewed by DPW.

Please feel free to contact me about updates.

Regards,  
Kathleen

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**From:** Brian Shapiro <[brian@shapiros.com](mailto:brian@shapiros.com)>  
**Sent:** Tuesday, April 11, 2023 11:42 AM  
**To:** York, Jeffrey D. <[Jeffrey.York@indy.gov](mailto:Jeffrey.York@indy.gov)>  
**Cc:** Blackham, Kathleen <[Kathleen.Blackham@indy.gov](mailto:Kathleen.Blackham@indy.gov)>; TTCraig <[tcraig19@comcast.net](mailto:tcraig19@comcast.net)>  
**Subject:** RE: development

**CAUTION:** This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Thank you Jeff!

Kathleen:

I have copied Tom Craig who is the past president for the last 5 years of West 86<sup>th</sup> Street Neighborhood Board. Councilman Leroy Robinson made it clear at the Pike township meeting that the developer needed to also meet with the neighborhood associations. Tom will be one of the leads from our neighborhood. I was thinking that Region Center rules should be a starting point.

Tom will be in contact and we would want to be on the list of filings and changes that the developer is submitting. Clearly, we need to create the demographics to get a full size grocery relocated in the Kite Center which is also losing the Dick's this fall to Whitestown.

Brian Shapiro

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**From:** York, Jeffrey D. <[Jeffrey.York@indy.gov](mailto:Jeffrey.York@indy.gov)>  
**Sent:** Tuesday, April 11, 2023 9:11 AM  
**To:** Brian Shapiro <[brian@shapiros.com](mailto:brian@shapiros.com)>  
**Cc:** Blackham, Kathleen <[Kathleen.Blackham@indy.gov](mailto:Kathleen.Blackham@indy.gov)>  
**Subject:** RE: development

Hi Brian,

Kathleen Blackham is the planner assigned to this case. Kathleen can be reached at [Kathleen.blackham@indy.gov](mailto:Kathleen.blackham@indy.gov).

Thank you,

**Jeffrey York | Principal Planner - Regional Center**  
**Division of Current Planning**  
Department of Metropolitan Development | City of Indianapolis  
[jeffrey.york@indy.gov](mailto:jeffrey.york@indy.gov) | 317-327-5847 | [indy.gov/DMD](http://indy.gov/DMD)

*Talk to a planner: [planneroncall@indy.gov](mailto:planneroncall@indy.gov)*

Public comments: [DMDpubliccomments@indy.gov](mailto:DMDpubliccomments@indy.gov)

Submit a petition: <https://www.indy.gov/form/land-use-petition-submission>



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**From:** Brian Shapiro <[brian@shapiros.com](mailto:brian@shapiros.com)>

**Sent:** Monday, April 10, 2023 6:44 PM

**To:** York, Jeffrey D. <[Jeffrey.York@indy.gov](mailto:Jeffrey.York@indy.gov)>

**Subject:** development

**CAUTION:** This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Jeff,  
Do you know who the planner that is working on this? 86<sup>th</sup> to 79<sup>th</sup> Street I 465? I looked at Murry Clark their lawyer and said TWG could build 3000 apartments on 13 acres.  
Brian Shapiro

**Tom Craig**  
**317.872.1338 office**  
**317.439.2645 mobile**

<https://www.wsj.com/articles/american-cities-are-starting-to-thrive-again-just-not-near-office-buildings-d839798f>

REAL ESTATE PROPERTY REPORT

# American Cities Are Starting to Thrive Again. Just Not Near Office Buildings.

Neighborhoods are benefiting from remote work

By *Konrad Putzier* [Follow](#) and *Kate King* [Follow](#)

May 30, 2023 12:01 am ET



As people spend more time at home, they frequent local shops, gyms and restaurants, boosting the economy of places such as Washington, D.C.'s Georgetown. PHOTO: PHOTO: AL DRAGO/BLOOMBERG NEWS

While office towers sit empty and nearby businesses struggle to pay their bills, residential neighborhoods in America's biggest cities are bustling again.

The pandemic and remote work have done little to dent the overall appeal of cities such as New York, Chicago and Los Angeles, foot-traffic and rent data show. Instead, the pandemic has shifted the urban center of gravity, moving away from often sterile office districts to neighborhoods with apartments, bars and restaurants.

“We’re now back to what cities really are—they’re not containers for working,” said Richard Florida, a specialist in city planning at the University of Toronto. “They’re places for people to live and connect with others.”

At the height of the pandemic, some analysts predicted that big cities would enter a downward spiral as remote workers sought more space and cheaper places to live. That happened to some degree early on, but it didn’t last. While big metropolitan areas lost population during the first year of the pandemic, partly because of a drop in immigration from abroad, the losses have since slowed or reversed, according to a Brookings Institution analysis of census data.

Many residential neighborhoods benefit from remote work. As people spend more time at home, they frequent local shops, gyms and restaurants, boosting the economy of places such as Brooklyn, N.Y.’s Ditmas Park and Williamsburg, as well as Washington, D.C.’s Georgetown.

Data from Placer.ai, which tracks people’s movements based on cellphone usage, shows a stark divide between office and residential districts. In Downtown Los Angeles, visitor foot traffic is 30.7% below prepandemic levels, while Downtown Chicago’s visitor foot traffic is 27.2% lower. By contrast, in the residential areas of South Glendale and Highland Park near Los Angeles and in Chicago’s residential Logan Square neighborhood, visitor foot traffic has been rising and is nearly back to prepandemic levels.

Food delivery also illustrates the shift. In 2019, almost 95% of New York City corporate lunch orders came from the city’s business district, according to food-order app Grubhub. This year, it is down to around 85%. In Chicago, the central business district accounted for more than 80% of corporate lunch orders in 2019 but just over 60% this year.

Rent data, meanwhile, attests to strong demand for city living. In Manhattan’s Greenwich Village, median housing rent was 30% higher in April 2023 than in April 2019, according to Jonathan Miller, chief executive of real-estate-appraisal firm



Miller Samuel. In the Brentwood neighborhood of Los Angeles, the median rent is up 63%.

Big cities still face serious challenges. Vacant office buildings leave downtown shops and restaurants with too few customers, while falling commercial building values threaten property-tax revenues.

“The increased vibrancy of great urban neighborhoods will never be enough to offset the decline in property-tax revenues caused by remote work and the falling values of commercial office buildings,” Florida said.

Housing shortages have pushed up rents. In the long run, replacing offices with apartments can help revitalize urban centers, but that will take time. Conversions are also often tricky and expensive. Crime is up in many places. San Francisco in particular has been slower to recover and its retail has come under pressure.



Businesses in residential areas such as Brooklyn, N.Y.'s Ditmas Park neighborhood benefited from remote work during the pandemic. PHOTO: NATALIE KEYSSAR FOR THE WALL STREET JOURNAL

Still, anyone walking through New York's Jackson Heights or Silver Lake in Los Angeles looking for a deserted hellscape will be disappointed.

In Manhattan, the pandemic ignited a retail renaissance in the Soho neighborhood, with availability there now at its lowest level since 2014, according to real-estate



services firm Cushman & Wakefield.

“Before the pandemic there was a disconnect between landlord expectations and what tenants could pay,” said Steven Soutendijk, executive managing director for the firm’s retail division. “Covid sort of shook that up a little bit, in a good way.”

Andrea Loscalzo, owner of the Italian restaurant Salumeria Rosi in Manhattan’s Upper West Side, said his eatery is as busy as before the pandemic. Many regulars left the neighborhood and never returned, but young professionals in their 30s and 40s moved in to replace them, he said.

“Even as families decamp, New York’s magnetic pull on the young and the talented is now more than ever,” Florida said.

In Chicago’s central business district, retail vacancy rose to a record high of 28% last year compared with about 15% in 2019, according to Stone Real Estate, a local brokerage. Crime in the city remains a concern, and in April, Walmart said it would close four of its eight locations in Chicago after annual losses nearly doubled in five years.

The city’s residential and tourist neighborhoods are performing considerably better. In River North, which has a mixture of residential, office and hotels, retail vacancy dropped by more than 2 percentage points, driven largely by the strength of its restaurants, said John Vance, principal at Stone Real Estate.

“The city blocked off some streets to traffic so we could have expanded outdoor dining,” Vance said. “River North feels vibrant.”

Lakeview, a neighborhood within walking distance of Lake Michigan and Wrigley Field, is bustling with young residents, families and Cubs fans, said resident Naomi Polinsky. Its restaurants and bars were packed on a recent Saturday night.

“We walked next door to the sports bar, and there was not a single place to sit. We walked across the street to the wine bar, completely crowded,” she said.

Write to Konrad Putzier at [konrad.putzier@wsj.com](mailto:konrad.putzier@wsj.com) and Kate King at [kate.king@wsj.com](mailto:kate.king@wsj.com)

## Blackham, Kathleen

---

**To:** Shapiro, Brian; Carr, Rusty  
**Subject:** RE: Fw: Summary of the June 20 TPAN meeting regarding Ropkey-Beeler development

Good morning,

Thank you for the information and update.

Kathleen

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**From:** Shapiro, Brian <brian@shapiros.com>  
**Sent:** Thursday, June 29, 2023 7:35 PM  
**To:** Carr, Rusty <Rusty.Carr@indy.gov>  
**Cc:** Blackham, Kathleen <Kathleen.Blackham@indy.gov>  
**Subject:** Fwd: Fw: Summary of the June 20 TPAN meeting regarding Ropkey-Beeler development

**CAUTION:** This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

FYI

Brian Shapiro  
President  
Shapiro's Delicatessen  
317-631-4041  
C: 317-691-6968

sent from my (kind of smart) phone

----- Forwarded message -----

**From:** MARYANN STEVENS <[masliver@sbcglobal.net](mailto:masliver@sbcglobal.net)>  
**Date:** Thu, Jun 29, 2023, 7:21 PM  
**Subject:** Fw: Summary of the June 20 TPAN meeting regarding Ropkey-Beeler development  
**To:** MaryAnn Stevens <[masliver@sbcglobal.net](mailto:masliver@sbcglobal.net)>

Dear Traders Point Neighbors,

Following is the summary of the June 20, 2023, meeting held by the Traders Point Association of Neighborhoods (TPAN):

TPAN held a meeting on June 20th at the West 86th subdivision clubhouse for further discussion about the developers' plans for the Ropkey and Beeler properties. Attendance was low even among the limited number who are representing HOAs and properties close to the proposed development site. Hopefully, people aren't burning out since this process requires longevity of action so we don't end up with something very undesirable for Traders Point.

Barry and Judy Stern reported on their activities in hiring an attorney and a consultant to review the developers' traffic study. Attorney and consultant fees are expensive, and the Sterns have asked for

contributions. They may be particularly close to the development site, but everyone in Traders Point will be affected by the kind of changes expected to happen with development of Ropkey and Beeler properties. The Sterns have prepared a flyer about their actions and request for donations. I am attaching the flyer as a courtesy to the Sterns. Everyone can make their own decision regarding donations. Potential donors should contact the Sterns directly (mailing address in the flyer or [jcstern@comcast.net](mailto:jcstern@comcast.net)) for making donations or with questions about how donations will be used.

Marty Risch, a Conarro resident close to the proposed development site, introduced himself as a retired hydrologist and spoke quite knowledgeably about drainage and the issues developers often overlook when devising their plans, starting with the basic fact that, as land is covered with hardscape (buildings and pavement), more storm water runoff is created, but there is less undeveloped land to absorb the runoff so more land is needed to be set aside from the planned hardscape structures to account for storm water retention so that the property does not contribute runoff to offsite properties. The developers state they will comply with all regulations, which sounds good in theory, but, more often than not, enforcement is lacking or weak. Once the land has been altered, making correction is a hard to come by result.

Susan Blair, President of the Pike Township Residents Association, Inc. (PTRA), spoke about the process of a petitioner (developers) going before the Metropolitan Development Commission (MDC). She explained how appeal of the MDC decision occurs. As of the June 20th meeting, PTRA has not had any agreement with the developer regarding commitments that the developers will be held to when developing the property. Susan also said the developers haven't provided an environmental assessment and will not do a drainage assessment until after receiving the zoning change petitioned for. Susan asked that anyone who wants to suggest a commitment to be pursued from the developers to e-mail that suggestion to her at [PTRA1972@aol.com](mailto:PTRA1972@aol.com)

Steve Jones (TPAN) reported that the West 86th subdivision leadership reached out to the developer about traffic and infrastructure on West 86th Street. Apparently, the developers replied by indicating a willingness to coordinate, but, at the June 1st PTRA meeting, one of the developer's stated there aren't plans to pay for road improvements. Susan said PTRA often requests a developer either pay for or contribute to a road improvement fund for improvements that are needed as a result of their development. Sounds like an impasse here.

Cindy Lamberjack, of the Greater Historic Traders Point 501(c) organization, said GHTP has commissioned an environmental report. She also said she asked one of the developer's at the June 1st meeting to allow the environmental consultant to have access to the properties to make observations, but the land owner did not grant permission, which certainly makes an environmental assessment difficult. Susan stated the city/MDC looks unfavorably when stakeholders do not make an attempt to reach an agreement. When asked what MDC thinks of residents trying to negotiate but being rebuffed by the developer, Susan said that could be a point used against the developers during a remonstrance presentation.

Susan was asked what is something helpful residents can do to protect our interests in this MDC decision making. Susan's reply was to pack the hearing room when the developers' zoning petition is heard. This is an impactful way MDC will be impressed that residents have a differing opinion from the developers about what is best for the community. During the hearing both the petitioner and the remonstrators are given 15 minutes each to present their case; with a 5-minute rebuttal. The city's Planning Staff presents their recommendation; their time is unlimited. City-county Councillors are also given unlimited time to speak. Residents are encouraged to contact elected representatives - Councillor Leroy Robinson, State Senator J.D. Ford, and State House Representative Ed Delaney. Let them know we need their support in influencing the developers not

to burden our community with incompatible development. The MDC Hearing Examiner's hearing date is set for Thursday, July 27th, 1PM, City-County Building, 200 E. Washington St., 2nd Floor, in the Public Assembly Room. If this is important to you, mark your calendar now and plan to take time out of your undoubtedly already busy schedule to attend the hearing.

Before the Hearing Examiner's hearing on July 27th, PTRAs will hold the 2nd Traders Point community-wide meeting on July 10th, 6-9PM, at the Pike Government Center, 5665 Lafayette Road, to provide an update and discuss any commitments garnered. Then, on July 12th, 7PM, also at the Pike Government Center, PTRAs will hold its regular monthly meeting with the developers' petition on the agenda for PTRAs' board of directors' consideration.

Sincerely,  
MAStevens  
TPAN Secretary

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TP2

NOTICE TO NEIGHBORS/HOAs and ALL OWNERS Re: REZONING  
6419 W. 86<sup>TH</sup> St/ 6302, 6360 and 6424 W. 79<sup>TH</sup> ST.

CASES 2023 CZN-814/2023 CVR-814 April 30 2023

We are retaining attorneys and consultants to evaluate the proposal above as to land and legal constraints, conditions and legality.

As we are directly affected right on the borders of the land in question, we request no negotiations should take place before we have our own counsel's input & do our own traffic study , environmental impact studies, and legal evaluations among other things including effect on our own property value and/or economic impact studies.

Thus , please cancel the meeting for “negotiations” for this Thursday as premature and without all facts/law evaluated and determined. We intend to take a leadership role in this matter from now forward with your support.

We confirm to Susan Blair that PTRa will request continuance of cases to 6/15/23.

Thank you.

Barry Stern Judy Stern 8032 Gordon Dr.

cc: [ptr1972@aol.com](mailto:ptr1972@aol.com) and [Kathleen.blackham@indy.gov](mailto:Kathleen.blackham@indy.gov)  
J. Murray Clark 300 N. Meridian St  
Indianapolis, In 46204

NOTICE TO NEIGHBORS/HOAs and ALL OWNERS Re: REZONING  
6419 W. 86<sup>TH</sup> St/ 6302, 6360 and 6424 W. 79<sup>TH</sup> ST.

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Barry Stern Judy Stern 8032 Gordon Dr.

cc: [ptr1972@aol.com](mailto:ptr1972@aol.com) and [Kathleen.blackham@indy.gov](mailto:Kathleen.blackham@indy.gov)  
J. Murray Clark 300 N. Meridian St  
Indianapolis, In 46204

**From:** [Judy C. Stern](#)  
**To:** [Blackham, Kathleen](#); [Susan Blair](#)  
**Subject:** To Our Community  
**Date:** Tuesday, May 2, 2023 3:51:08 PM  
**Attachments:** [Sterns Statement May 1 2023.pdf](#)

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**CAUTION:** This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Neighbors,

At the meeting at West 86<sup>th</sup> Clubhouse on May 1, 2023, we argued, enclosed pdf file, that the Indianapolis Comprehensive Plan gave us the legal option to pursue legal action against the Metropolitan Development Commission and Indianapolis City – County Council in the event of a negative decision. In the final analysis the legal option provides the very important answer for every resident: **Will the city of Indianapolis protect Residents from the intrusions of Commercial Zoning into designated Residential areas in the Indianapolis Comprehensive Plan?**

Barry & Judy



Points of Concern re: rezone at 79<sup>th</sup> to 86<sup>th</sup>

May 1,2023

from Barry and Judy Stern

317 501 9396

\*Indianapolis Comprehensive Plan does not provide for intrusion of commercial uses onto this land WEST OF I 465 as is long ago established to protect the integrity of the residential communities and the investments in their homes and for the city tax base. The residential zoning in the adjoining and adjacent neighborhoods to this proposal including Traders Point and Pike Township is and was for stability of community of this premier Marion County area and its unique history , environment and established fine quality of life.It must be protected at all times.

1.The petitioner's need of money must be balanced with the real estate taxes paid for years by the residents -which have even greatly increased this very year plus the costs to taxpayers of the infrastructure needs for the proposal.

2.We must have time to sort out the created legal, economic and environmental ramifications of this proposal and we are in the process of retaining counsel and experts to address the many issues.

3.The proposal has already impacted our land values as it is a threat to our own real estate values and quality of life and has opened a pandora's box of concerns.

4.We intend to be a leader to raise these issues in the City and as needed in Court with and for the residents and to raise funds to oppose the ill conceived proposal.

5. We do not oppose progress only "Blind Progress".

We must oppose the present proposal and remind our City and our elected representatives and candidates that value to be generated from this proposal is a 2 edged sword, detrimental to long term stability.

6. We have retained an environmental policy expert and intend to raise funds from our communities to go forward with all aspects. We ask you to join us and contribute to our fund with a contribution of \$500 per homeowner. We will need \$50000 to stop this.

**\*\*We are this evening contributing \$5000 to this effort and are setting up this fund : " Quality of Life Fund" at our bank Our address for funds is:**

**8032 Gordon Dr . Indianapolis, In 46278 for this effort for counsel and experts.**

**Send your ck now to help us all. \*\***

**We are a Community and must act together now. There is strength in numbers!! We are threatened like never before.**

**PS . just think of the impairment to your home from this -10% 20% 30%???? Sound, lights, traffic, height etc etc**

**RED LIGHTS ARE FLASHING! JOIN US.**

## Blackham, Kathleen

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**From:** Ray Wilson <rwwilson@iquest.net>  
**Sent:** Monday, April 3, 2023 7:51 PM  
**To:** susan@ptranet.net; Blackham, Kathleen; Leach, Mark R.; Clark, J. Murray  
**Cc:** cindy Wilson  
**Subject:** Ropkey Property 6419 W 86th Street Rezoning  
**Attachments:** Vision for Ropkey Property 3.docx

CAUTION: This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Please see the attached concerns about the rezoning and variance request for this property. My wife and I have lived in our house by the Ropkey property for 50 years. We know how special this location in the city is. We are determined to insist that any nearby development will enhance the neighborhood and the city rather than just another batch of buildings and parking lots that over time deteriorate and become a detriment to the neighborhood.

We look forward to hearing more details and commitments about this possible development before being in favor of the rezoning and variance request.

--

Ray W. Wilson, P.E.  
6448 Blossom Ln  
Indianapolis, IN 46278  
317 872-6770 H,O  
317 408-7418 C

[https://urldefense.com/v3/\\_\\_\\_https://rwwilson639062260.wordpress.com/\\_\\_\\_;!!AqUccmB9Oakh!0sF8OBR1rSwtXlitm4O7CNXUOLJUavJEV2zsKR9HDZr1t0Z9sHONxhOAhxVTkjbtiveMxuNWTzWuL-J\\_Tef0S6hJ7sM\\$](https://urldefense.com/v3/___https://rwwilson639062260.wordpress.com/___;!!AqUccmB9Oakh!0sF8OBR1rSwtXlitm4O7CNXUOLJUavJEV2zsKR9HDZr1t0Z9sHONxhOAhxVTkjbtiveMxuNWTzWuL-J_Tef0S6hJ7sM$)

## Vision for Ropkey Property

6419 W 86<sup>th</sup> Street

Our ideal best use for the Ropkey property is for it to be a nature park. And our second desire would be for high-end homes. However, since that may not be the ultimate result, we would like to hold the owners and developers to their stated intent. "We understand the importance of a site of this caliber in Marion County and have high expectations for what the site can be." Residents of Gordon Acres and Pike Township also have a vision and expectations for this tract of undeveloped land.

So here are some of our expectations and a vision for a development that will be an example to other developers in the city, the state, or even the nation of how to incorporate the community into the development.

We see a development that integrates the surrounding neighborhoods into the development. By that we mean, that many of the people who work at the development will live in the nearby neighborhoods so they can walk or bike to work, and that decisions made in the development and continued operation of the development will integrate the wellbeing of the surrounding neighborhoods. All the new structures will be unique and architecturally interesting, not simply big rectangular standard developer buildings (think Columbus, IN). All the tall buildings planned will be on the eastern half of the property near the interstate highway, and all of them covered with solar panels. The parking lots will be shaded with overhead solar panels as well. It is important that all of the buildings be LEED- and Healthy Building-certified. In a key step to resiliency, we would like this property and surrounding neighborhoods to be part of an integrated electrical microgrid, so if power is lost to much of the city, this entire area will continue to have electric service. Any traffic that results from the development must be slowed and quieted so it is not intrusive to the existing neighborhoods. We don't want the extension of Marsh road to become a thoroughfare to 86<sup>th</sup> Street.

A significant area of open space will be carefully landscaped with native prairie plants and trees, so that the bird population will still be attracted to the property, particularly around the edges of the property and the lakes. Rain gardens incorporated into the property will take the place of the present wetlands and help retain heavy rainfalls. Broad paths will provide for workers and neighbors to walk, cross country ski, and bike in safety. And, ideally, property will be set aside for neighbors and workers to plant vegetable gardens, along with a special layout for community picnics and regular summer band concerts and other musical events. The outdoors and indoors will have art in abundance.

This development can easily have the feel of a college campus. If there are medical facilities, we would like them to take on the feeling of a mini-specialty Mayo clinic. If there is manufacturing, it should be high tech, clean and quiet. Neighboring communities will be able to walk or bike to the nearby Traders Point shopping area where there will be good restaurants, a grocery store, and a movie theater. The property will be a place of comfort, respite, and creativity.

We can see this whole area of the city becoming a special place because of this development. It will be supportive of the Pike Township schools, local businesses and the library. Perhaps it with a sister, Intech Park, will be the example we envision for other developers in the city, the

state, and indeed the nation of how to construct a development in the right way, where families come to live and thrive.

If the developers and the city commitment to what is in this vision, we believe there would be less resistance to the proposed rezoning and variance that have been requested.

Ray and Lucinda Wilson

6448 N. Blossom Lane

46278

[rwwilson@iquest.net](mailto:rwwilson@iquest.net)

lmwilson@butler.edu

4/3/23

**Blackham, Kathleen**

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**From:** Bill Jenkins <wbilljenkins@att.net>  
**Sent:** Monday, March 27, 2023 2:43 PM  
**To:** Blackham, Kathleen  
**Subject:** Public Hearing Case 2023-CZN-814/2023-CVR-814

Dear Ms. Blackham,

I would like to oppose the above case to be heard on Thursday, April 13, 2023 at 1:00 p.m. and intend to attend the hearing and speak out against the zoning request.

I am a 86 year old man who has lived in the same house for 31+ years and do not want to come to the hearing and find that it has been continued. Is there any way that you can notify me if dates and/or time has been changed so that I only make one trip to this hearing?

I am going to oppose the change of land use on the base of water shed, sewage, noise increase and traffic flow on Conarro Road.

there are already about 100 homes using the current systems with at least 3 homes in flood plains, 2 with hidden drives, and at least 26 homes whose only outlet is Conarro road.

Please advise me of anyone who will be able to keep me posted about date/time changes and furnish me their phone numbers and e mail addressed.

Thank you for your assistance.

Wm (Bill) Jenkins  
8130 Conarro Road  
Indianapolis, In. 46278-1210  
317-872-4427or 317-441-1943  
wbilljenkins@att.net.