

From: [Michelle Mann](#)
To: [Iraheta, Marleny](#); [DMDpubliccomments](#)
Subject: 2024-ZON-012 - 1170 Kentucky Appeal
Date: Saturday, April 13, 2024 2:59:54 PM

Saturday, April 13th 2024

Marleny.iraheta@indy.gov
DMDpubliccomments@indy.gov

Dear Marleny, the DMD & MDC Body

I am writing to you in response and remonstrance to case number 2024-ZON-012, located at 1170 Kentucky Ave. This rezoning was recently approved by the MDC hearing examiner and appealed by WINC.

I am a resident and representative of the Rhodius Park Crime Watch. Our community is made up of hard-working busy individuals and families who do not have time to attend these midday rezoning hearings. We rely on the hard-working volunteer leaders in our community like WINC, the Valley Neighborhood Association and responsible developers like WIDC to represent us at such meetings.

Since 2013 I have been an active resident leader in the community. I and many others participated in much of the planning that took place for the Valley Vision Plan in West Indy. This planning started in 2014 and took years. We requested the input and valuable time of residents, business owners, and community partners to guide redevelopment in the West Indy Valley neighborhood. In 2017 the Valley Vision Plan was created in hopes that future development would follow this exhaustive thoughtful planning.

This rezoning request is regressive and goes against the will and planning we worked on and is now in development. I am not against Shuck Corp, the company requesting the rezoning. I am against the rezoning taking a C-1 commercial property to heavy industrial I-3 to accomplish their goals. This goes against the West Indianapolis Land Use Plan 2011 (city plan) and the Valley Vision Plan 2017, and community wishes brought to you via our community groups. This is not a case of NIMBY. The planning in this area started over 10 years ago. We are seeing nearly a billion dollars of developer and tax payer reinvestment happening in this westside community. We've made way for a mixed use residential, entertainment, science and innovation, and hospitality like - Elanco, Back9, extensions of the White River State Park, the Henry Street Bridge, and expansion of the cultural trail, just to name a few. Giving exception to Shuck Corp, a city contract company, without conditions is unfair, shows favoritism, sows discord, erodes engagement, and fosters a sense of injustice.

Best Regards,

Michelle Mann

West Indianapolis Resident & Representative of The Rhodius Park Crime Watch

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**STATE OF INDIANA
HOUSE OF REPRESENTATIVES**

THIRD FLOOR STATE HOUSE
INDIANAPOLIS, INDIANA 46204

JUSTIN MOED
DEMOCRATIC WHIP
200 WEST WASHINGTON STREET
INDIANAPOLIS, IN 46204

COMMITTEES:
AGRICULTURE AND RURAL DEVELOPMENT
LOCAL GOVERNMENT
PUBLIC POLICY, RMM

April 24, 2024

Department of Metropolitan Development
Metropolitan Board of Zoning Appeals
200 East Washington Street, Suite 2042
Indianapolis, IN 46204

Dear Members of the Metropolitan Board of Zoning Appeals,

I am writing this letter in opposition to the rezoning request made at 1170 Kentucky Avenue. This request is officially recognized by the Metropolitan Board of Zoning Appeals as Case #2024-ZON-012.

The request for rezoning made in Case #2024-ZON-012 is done with the intention of allowing for more heavy industry to be located in this section of Indianapolis. I urge your rejection of this request. There is a place for heavy industry in our city, but a variety of considerations must be made before deciding where this is. Regarding the location at 1170 Kentucky Avenue, there is no need for additional heavy industry facilities. The area already has enough and to add more would risk adversely impacting the quality of life of residents, a concern voiced to me by a significant number of individuals.

Additionally, as I am sure you know, the City of Indianapolis and private investors have begun investing millions of dollars in the area towards redevelopment and quality of life improvements for residents. By accepting the submitted rezoning request, the Board would be counteracting the City's investment and risk losing the money put forward by private investors.

I do not believe that this proposal is in the best interest of residents and as such urge you to reject the request for rezoning made in Case #2024-ZON-012. I hope this letter is well received and am available to answer any questions regarding its contents should there be any.

Sincerely,

Justin Moed
State Representative
House District 97

The Valley Neighborhood Association

April 14, 2024

Case Number: 2024-ZON-012
Address 1170 Kentucky Avenue
Location: Center Township Council District #18
Petitioner: KM23 Property, LLC by David Kingen
Request: Rezone of 1.38 acres from the C-1 district to the I-3 district to provide for industrial uses

To the Metropolitan Development Commission

The Valley Neighborhood Association would respectfully ask the Metropolitan Development Commission to deny the petition request, 2024-ZON-012, which would change 1170 Kentucky Avenue from C-1 to I-3. The purpose of which would allow 1170 Kentucky Avenue to provide for Industrial Use.

We believe both the Hearing Examiner and Staff are in error in their recommendation to grant the request. The Valley Neighborhood believes this error in judgement was the result of a lack of understanding of this area in question and its immediate and future potential.

This Commission understands and appreciates the real world implication of each discussed zoning classification. Both myself, in my letter remonstrating the petition request to the hearing examiner (attached), and Staff explain just what the C-1 and I-3 zoning designation would allow.


The petitioner seeks to use the I-3 designation to store material used in their business on the Kentucky Avenue property. This includes scrap materials piled haphazardly throughout the site as well as trucks and fuel tanks. (see pics) To do so demands trucks must constantly parade and travel this area. Please note, as demonstrated in the photos, this use of storage is already occurring before any final approval of the petitioners variance request.

It is in this use of the property that The Valley Neighborhood Association asks the Commission to deny the petitioners request. We do so because, we understand, perhaps better than most, just what is possible in the reclamation of underused, forgotten areas of Indianapolis. For the last ten plus years, The Valley Neighborhood has sought to leverage our unique location (1.5 miles from the Circle), our geography (We exist on the White River) to expand the footprint of Downtown Indianapolis. To that end, The Valley has been at the forefront to develop that historic part of our neighborhood know as “The former GM Stamping Plant” along our stated goals. Now with the development of the Elanco World Headquarters in our neighborhood, the expansion of White River State Park across the River and the coming of the Indianapolis Cultural Trail across the White River through the new Henry Street bridge, we are finally on the verge of expanding what it means to live, play and work in Downtown Indianapolis. All of this exciting development within blocks, walking distance to the property in dispute

on Kentucky Avenue. To that end, The Vally is actively talking to developers, City Planners and IEDC on how best to build on the momentum gained. This includes the Kentucky Avenue area. Discussions include, housing, hotels, dining and more. Indeed if this panel approves the variance request, 1170 Kentucky will be the outlier and hinderance, nuance property among all new plans. This will necessitate constant monitoring and remonstrating of this property.

The Valley Neighborhood Association is happy to say that approval decisions by the MDC has helped to shape, form and make The White River Innovation District and all its components a reality. This Commission knows how important this area is to the future of Downtown Indianapolis. In that regard, we ask this Commission to deny the petitioner's request so as to continue all of our work to the goal of fulfilling that shared vision.

Respectfully,

A handwritten signature in black ink that reads "Jay Napoleon". The signature is written in a cursive, flowing style.

Jay Napoleon

President

The Valley Neighborhood Association

Pictures of 1170 Kentucky Avenue - April 16, 2024







Surrounding Area - Corner Across from Eli Lilly with Nice Landscaping



One Block from Back 9 Golf and Entertainment



Blocks away from Downtown, Elanco Headquarters, Henry Street Bridge & Indy Eleven



The Valley Neighborhood Association

Case Number: 2024-ZON-012
Address 1170 Kentucky Avenue
Location: Center Township Council District #18
Petitioner: KM23 Property, LLC by David Kingen
Request: Rezone of 1.38 acres from the C-1 district to the I-3 district to provide for industrial uses

To the Metropolitan Development Commission

The Valley Neighborhood Association would respectfully oppose the petition to rezone the property located at 1170 Kentucky Avenue from the classification C-1 to I-3.

From the City of Indianapolis consolidated zoning/subdivision ordinance, C-1 zoning is described as performing two functions. One “act as a buffer between uses,” and, two, “provide for a freestanding area that office uses.” Additional C-1 zoning, by definition, can serve “as a buffer between protected districts and more intense commercial or industrial areas/districts if designed accordingly.” It is our strong belief that the C-1 zoning standard described is our neighborhood’s best use now and into the future for 1170 Kentucky Avenue.

Again, from the City of Indianapolis Consolidated zoning/subdivision ordinance, I-3 or medium Industrial district is defined as an “intermediate district that presents moderate risks to the general public.” The petitioner seeks to use this proposed zoning change to store “trucks and materials used in their business.” It is in this usage, our neighborhood would be unduly burdened with yet more heavy truck traffic and its inherent noise and environmental pollution. Please keep in mind the existing zoning in that area is overwhelmingly C-1 on the west side of Kentucky Avenue and all C-7 on the east side. This new proposed zoning would dramatically alter the existing status quo.

For the last ten plus years, the Valley Neighborhood has sought to change our old industrial-based past to a mixed-use, CBD present and future. In that regard, we are part of the greatest reclamation of land use from heavy industrial to CBD, mixed use in the City’s history. We have helped shape the former GM Stamping Plant from a massive industrial environmental disaster to the home of the Elanco World Headquarters, the expansion of the White River State Park across the river, and the coming of the Indianapolis Cultural Trail. Now, all of the open areas surrounding these exciting developments, including the in-dispute area along Kentucky Avenue, are ripe to continue this momentum. Already, developers are looking at housing, hotels, shops, dining, and more. This interest is real.

To consign this area of Kentucky Avenue to the I-3 designation now would blunt our neighborhood’s real progress in re-shaping where and how we live. This I-3 classification is in direct opposition to every development we have achieved and will hope to achieve into the future.


The Valley Neighborhood has learned the hard way that zoning is destiny. So often, we have fought to change or stop development based on burdensome industrial zoning- a burdensome zoning that leads to environmental

hardship and poor quality of life for our neighbors. When we do have the rare occasion, when zoning classification favors this neighborhood, we do everything we can to save that classification for residents now and in their children's future.

That is the situation we are faced with now in this petition to change the zoning classification for 1170 Kentucky Avenue. To change this area from C-1 to I-3 is at best short-sighted as to what this space could be in the future and at worst a gut-punch to our neighbors' improved quality of life we have worked so hard to make better.

In that spirit, we urge this panel to reject the request to change the zoning of 1170 Kentucky Avenue from C-1 to I-3.

Respectfully,

A handwritten signature in black ink that reads "Jay Napoleon". The signature is written in a cursive, flowing style.

Jay Napoleon

President

The Valley Neighborhood Association