

Blackham, Kathleen

From: Jason Mackey <jasonmackey78@gmail.com>
Sent: Wednesday, July 10, 2024 6:31 PM
To: Blackham, Kathleen
Subject: proposed development

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Ms. Blackham--

We live at 5350 Knollton Rd and we got a notification about Broadmoor proposing development and moving the country club entrance from Kessler to Knollton. We have concerns about moving the entrance from a major thoroughfare to a smaller road. The proposed density of the development is also out of character for the area.

Do you know if staff have made a recommendation on this proposal yet? Thanks

--jason

Blackham, Kathleen

From: Ellen Morley Matthews <e2m2@sbcglobal.net>
Sent: Monday, July 15, 2024 5:10 PM
To: Joanna Franklin
Cc: Scott Monk; Blackham, Kathleen; Delaney, Brienne
Subject: Broadmoor CC Development

Joanna,

Thanks again for taking the time to talk to me earlier today about Broadmoor's proposed development. As we discussed, we need a request for an automatic continuance for the 7/25/24 Public Hearing regarding this development and its impact on our neighborhood. Per your instructions we are submitting herein some of the concerns we and our neighbors have regarding Broadmoor's plan to change current zoning regulations that dictate development in our neighborhood.

Density We are currently zoned D-S which requires a minimum lot area of one acre. Broadmoor is seeking D-4 rezoning Case#2024-ZON-073 which has a typical density of 4.2 units per acre and D-511 Case#2024-ZON-073B which we understand would allow for the most density possible and is described as follows: [The D-511 district is intended for small-lot housing formats, primarily for small, detached houses, but also including a mix of small-scale multi-unit building types. This district can be used for new, walkable suburban neighborhoods or for infill situations in established urban areas, including both low density and medium density residential recommendations of the Comprehensive Plan, and the Suburban Neighborhood or Traditional Neighborhood Typologies of the Land Use Pattern Book.](#)

Drainage Years ago Broadmoor created what was supposed to be a dry detention pond, not intended to hold water, but instead Broadmoor created a 'decorative' pond with a fountain, incorrectly using the pond and pumping water into it which caused flooding in adjacent properties such as ours and our neighbors.

Traffic Broadmoor's proposed development would create even more traffic issues/problems than what our neighborhood already has. Knollton Road is a rather narrow two lane road with no shoulders. Broadmoor's proposal would route **all** traffic out onto Knollton Road, not just entrance into its proposed housing development but traffic for the Club facility and the golf course as well.

Property Values Our neighborhood is unique in so many ways. After we purchased our property in 1985 we met with a representative from the Department of Natural Resources to

learn about the old growth forest on our land. We were advised that we have the last remaining urban forest in Marion County. The residential architecture of our neighborhood is decidedly eclectic. Our D-S zoning district clearly follows the statement of purpose which is described as follows: [Sec. 731-202. D-S dwelling suburban district regulations. Statement of purpose.](#) The D-S district is intended for use in areas of extreme topography, areas conducive to estate development, or areas where it is desirable to permit only low density development (such as adjacent to floodplains, aquifers, urban conservation areas, within the extended alignment of airport runways, etc.). Of the dwelling districts providing for only single-family dwellings, the D-S district provides the lowest density in the ordinance. The D-S district provides for single-family residential building lots consisting of at least one acre. A typical density for the D-S district is fourtenths (0.4) units per gross acre. This district represents the very low density residential classification of the comprehensive general land use plan. This district does not require public water and sewer facilities. Development plans should incorporate and promote environmental and aesthetic considerations, working within the constraints and advantages presented by existing site considerations, including vegetation, topography, drainage and wildlife (refer to the cluster subdivision option of section 731-200). Broadmoor's proposed development of cookie cutter housing not only ignores the intent of our current D-S zoning, but also would dramatically reduce the value of every residential property in our neighborhood regardless of its proximity to Broadmoor. This blatant disrespect of our designation as a D-S Zoning District is unacceptable to say the least.

Zoning Regulations Broadmoor's intention to turn its property into housing has been in the wind for many years. Although we understand Broadmoor's ownership wanting to repurpose its asset, we strongly believe that Broadmoor should respect and abide by the current zoning regulations just as we did when creating and selling a parcel of our land in 2021. To allow such a dramatic shift in the zoning of our neighborhood is patently unfair and unreasonable.

It is challenging to succinctly state in an email all of the concerns that we and our neighbors have regarding Broadmoor's proposed development. There is so much more information/data that needs to be compiled. Everyone who lives in our neighborhood needs to be informed as to what Broadmoor is proposing. Although Broadmoor's lawyers did meet the mailing requirements for the legal notice of the DMD July 25th public hearing, 23 days is just not enough time for us to be as prepared as possible for that hearing. Additionally there are neighbors who did not receive the hearing notice because it was not required who most definitely need to know about what Broadmoor is proposing. **It is critical that either Crooked Creek Alert or Councilor Brienne Delaney request a continuance of the 7/25/24 hearing.** It is our understanding that upon receipt of the request, the first continuance is automatic and cannot be denied and that additional continuances can be requested for cause.

We appreciate your assistance, Joanna. Fyi Scott Monk and his family reside at 5425 Knollton Road and are our immediate neighbors to the south. As you can see I've copied Scott on this email. In a separate email I will forward to you Scott's 7/13 email to Brienne as well as my 7/11 email to Brienne.

We look forward to hearing back from you and again, we are grateful for your willingness to help our wonderful neighborhood navigate these very troublesome waters.

Ellen

Ellen Morley Matthews
David C. Matthews
5505 Knollton Road

Blackham, Kathleen

From: Robert Bader <bader5262@mac.com>
Sent: Friday, August 16, 2024 9:11 AM
To: Blackham, Kathleen; Whitaker, Nancy G.
Cc: Toni Bader; Lori Miser; Scott Monk
Subject: Broadmoor Development Plan

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.

My name is Robert Bader. My wife and I have lived at 5262 Roland Dr., in the High Knoll Estates (HKE), since February 1975 – almost 50 years. We bought our house for 3 reasons: it was perfect to raise our growing family, the neighborhood was close to downtown and the surrounding area was beautifully filled with big trees. Then there were 17 houses in our immediate neighborhood. Today there are 35 unique and beautiful homes in the Estates.

As a former member of Broadmoor Country Club we were aware that the property and buildings used by the Club were sold to an investment group (Broadmoor Investments, LLC, or BIL) to pay off the Club's debt. We were told that the property had to be maintained as a golf club as long as there were at least three other (named) clubs operating in relatively close vicinity. We also understood that the Investment Group planned to build high quality homes on the property not being used as a gold course, with club membership attached, to recoup their investment.

We recently found out that Broadmoor Investments has other plans. No one in our development (HKE) which is adjacent to the Club's 10th Fairway, swimming pool and tennis courts, received notice that a development plan had been filed. The neighbors living on Knollton Road, directly across from the proposed development and directly affected by it, reached out, and shared the development plans, with many of us in HKE.

I would like to register our total opposition to this rezoning plan for several reasons, which I'll group into two categories: Effect on our neighborhood, and zoning/development plan itself.

1st, the effect on our neighborhood: This plan both destroys the environment in our neighborhood by planning on tearing down about 80% of the old growth trees in the designated area. These trees help shade the neighborhood, keeping it cooler in the summer and help control ground water. Our neighborhood sits on Crooked Creek. When there are significant rainstorms, the creek rises and we get significant flooding. We've already had sewer problems on this property and removing the trees can only increase the flood problems, remove wildlife habitat (we have deer, racoons, coyotes, opossums and at least one fox in our neighborhood) and make it warmer in the summer.

In addition to the loss of vegetation and resultant problems, the proposed development will significantly reduce the value of all of our homes. I understand that the BIL members are entitled to make a "fair" profit off of their investment. By the same reasoning, I, and all of our neighbors

are entitled to keep the value of our homes. After seeing the proposed Plat, I drove up and through Augusta Acres, off of Michigan Road and 79th Street. This area was developed specifically for high density, affordable homes. Those are prices between \$200,000 and \$400,000. They are nice homes, in a nice neighborhood, devoid of trees and sitting cheek by jowl with about 10 feet separating each house. That's exactly what the plat proposes for the 1st phase of development – 15 5,000 sq ft homes on less than 3 acres. The last 3 homes sold in our neighborhood (in 2022,3 & 4) averaged \$530,000 each on 1 acre lots. Bigger homes on smaller lots are incongruous with the neighborhood.

One of my problems with this whole plan, is that BIL is not planning on doing anything more than selling the lots to recoup double their investment, by selling 43 plots for \$200,000 each. Once sold BIL will not be the home builder or developer and if the zoning change is approved, the developer will be able to build whatever they want and sell the homes for whatever they can.

2nd, the development plan: In the meeting between the developers and concerned neighbors on August 5th, the BIL members mentioned that they planned on closing-off the main entrance to Broadmoor on Kessler Boulevard, because the increased amount of traffic on Kessler (both ways) has made it difficult for members to get in and out of the Club. That means all traffic into and out of Broadmoor would be routed through this new neighborhood. While several of BIL's members belong to Broadmoor Country Club, and I'm sure they are among many who dislike the problems of getting into and out of the Club from Kessler, imagine how much traffic there will be through this new "high-end" neighborhood.

The plan also calls for four "gated" entrances. Three are on the west side of the development: one directly across from the Country Club's main building, one to a parking lot by the Club's swimming pool, and one at the end of a 20 foot alleyway that leads directly to the Club's delivery entrance. The fourth gate is off the entry road from Knollton leading to the first 15 planned houses. Supposedly the gates will be closed because the BIL members see this as a high-end home development and plan on selling it as "limited access".

Based on the submitted Plat, there are no places to turn around in the development. You have to drive through it to get out, from whichever direction you came in. Imagine how fire department equipment, ambulances, garbage trucks, etc. are going to come in and maneuver in the development even with a 50 foot wide roadway – they won't be able to. Frankly, in addition to this new neighborhood looking out of place, there will be a lot more traffic into and through the development.

Finally, there's a 35 MPH speed limit on Knollton ignored by 90% of the people who use Knollton on a regular basis. The Police Department used to occasionally monitor traffic on Knollton to reduce speeding, but refuse to do it any longer. And in addition, although the development is close to limited shopping, including a Walmart and several fast-food restaurants, there are no sidewalks on Knollton, nor on Kessler or Michigan Road and none planned for the development. Walking in Knollton is dangerous now.

I want to thank you for your attention and re-iterate that we are totally opposed to this development.

Robert N. Bader

A handwritten signature in black ink, appearing to be 'RB', with a horizontal line extending to the right.

Toni R. Bader

Bob Bader
bader5262@mac.com
317/443-4829

My name is William Sando, and I have resided with my wife in High Knoll Estates at address 5234 Olympia Drive beginning in fall, 1989. This location has provided us a protected area for raising our two sons, who attended Crooked Creek Elementary School as part of Washington Township Public Schools, and its location has been near ideal in affording me rapid access to both Methodist and St. Vincent 86th Street Hospitals to provide emergency patient care whilst in my limited "off" time providing a unique mid-town place of quiet refuge and natural beauty.

I was baffled recently to be asked by a member of the BIM (Broadmoor Investment Group) to craft a letter and then to circulate it to my neighbors in High Knoll Estates praising a planned home-building project. My response was that not only had I **not** been given any notification of such plans, but that also fundamentally lacking was any provided evidence of an impact study, specifically a traffic study. I attended the August 5th meeting of neighborhood members at Broadmoor Country Club with this investment partner and his colleagues, at which time along with other admissions, was the frank acknowledgment that in the years of the project's planning there had been no traffic study. A second issue which I had cited in my e-mail response was absence of any commentary about planned management of above-ground vs. below-ground electric power provision to the plat...our neighborhood frequently experiences power outages not just arising from downed lines within our immediate neighborhood, but also from line disruptions in the surrounding neighborhoods. This proposed housing development, if powered via above-ground lines, could potentially add significantly to the frequency of our outages, even with the recent installation of below-ground power capabilities in High-Knoll Estates.

The environmental impact of this planned construction is significant: the existing tree canopy is a resource of shade for us humans, a protective windscreen for the trees which populate the adjacent properties, a vital habitat for animals, a significant (now scientifically proven) protection of the surrounding plant/forest biome through the underground communication properties of mature tree roots, the absorption of rainwater from surfaces in this ESA (Environmentally Sensitive Area) of the Crooked Creek flood plain which even now periodically floods (e.g. Mennonite Church on Knollton), and finally the removal via filtering properties of extensive tree root systems of the pollutants present in runoff from the Broadmoor Country Club Golf Course grounds treatments of fairways and greens (amidst its own relative paucity of trees), which are applied to ensure a marketable green experience for golfers.

The safety impact of high additional traffic volumes from Broadmoor AND proposed plat residents absent Knollton shoulders or traffic lights, with cars funneled onto Knollton, would not only affect the wildlife (roadkill), but also the safety of first responders at the Crooked Creek Fire Station, the safety of elementary school children who attend nearby Crooked Creek School, the safety of walkers and joggers (including my wife who nearly daily walks Knollton to combat her relentless rheumatoid arthritis), and the safety of numerous large bicycling groups who in summer and warm fall afternoons/early evenings ride en masse from 44th Street to turn onto Knollton heading north, and then onto 51st Street heading east toward Grandview. The additional noise and local pollution impacts of these added motored vehicles, at least in the near-term with the predilection of the American public to drive gasoline-powered cars and trucks, is another harmful implication of this project.

Property value concerns aside, the above issues headline why I am opposed to the present plans.

Thank you for your kind attention.... William C. Sando, M.D.

Blackham, Kathleen

From: Hopewell, Del S <dhopewel@IUHealth.org>
Sent: Wednesday, September 11, 2024 11:51 AM
To: Blackham, Kathleen; Delaney, Brienne
Cc: kelly.lana@icloud.com
Subject: Broadmoor Country Club property currently proposed by Broadmoor Investments, LLC (BIL)

Hello City of Indianapolis team, I wanted to share that I strongly oppose the rezoning plan from Broadmoor Country Club property currently proposed by Broadmoor Investments, LLC (BIL).

My main concerns are:

Neighborhood Impact: The plan will destroy 80% of old growth trees, increasing flooding and removing wildlife habitats. This will also reduce home values. The proposed high-density homes are incongruous with our neighborhood, where recent sales averaged \$530,000 on 1-acre lots.

Development Plan: BIL plans to sell 43 plots for \$200,000 each without further involvement. Traffic will be rerouted through our neighborhood, increasing congestion. The plan includes four gated entrances, but lacks turnaround space for emergency vehicles, making it impractical and unsafe.

Infrastructure Impact: The increased traffic will strain our existing roads, leading to more wear and tear and higher maintenance costs. Our sewer system, already problematic, will be further burdened, increasing the risk of overflows and backups. The lack of proper planning for utilities and emergency access will compromise the safety and functionality of our infrastructure.

Wildlife Impact: The removal of old growth trees will destroy habitats for local wildlife, including deer, raccoons, coyotes, opossums, and foxes. This loss of habitat will force these animals to relocate, potentially leading to more wildlife encounters in residential areas and disrupting the local ecosystem. The reduction in tree cover will also impact bird populations and other smaller species that rely on these trees for shelter and food.

I do not support the proposed rezoning and development plan of 13.69 acres of the Broadmoor Country Club property.

I do not support the proposed change of zoning from SU-34 to D5-II and D4 zoning.

I feel strongly that this proposal is significantly out of character with the surrounding neighborhoods and inappropriate for this area.

Thank you for your time.

Del Hopewell – Architect Senior – Unified Communications
Indiana University Health
Office Hours Monday – Friday 7:30 am – 4:30 pm

Blackham, Kathleen

From: Cameron Perry <perrycjme@gmail.com>
Sent: Tuesday, September 10, 2024 8:10 PM
To: Blackham, Kathleen
Subject: Fwd: Opposition to Rezoning Case No. 2024-ZON-101

Hello,

This message is in response to the request for local property owners to provide feedback regarding the proposed rezoning described in 2024-ZON-101. We are the property owners of 2005 Lick Creek Drive, which is on the western boundary of the proposed zoning area. We would like to oppose the rezoning effort with the following concerns:

1) The area in question is ecologically sensitive and an environmental outlier in its current condition. Indiana's urban and suburban forests are constantly under threat from localized over development, and home to hundreds of native species of flora and fauna. Lick Creek in particular has been impacted recently by limited water levels and periodic flooding with debris, chemical waste, and other detritus that is carried downstream and which we have worked to clean up and improve over our time living here. Additional housing upstream will only negatively impact this issue. Urban forests provide valuable flood resistance, air and water quality improvements, and are home to numerous native species that are constantly imperiled by continuing development throughout Marion county. Only 9 of the 59 square miles of urban forests are protected by the public parks system, leaving locations like this one vulnerable to rezoning and development changes such as this. Initiatives to plant trees across the county do not account for old growth forests like these being removed, hundreds of years of effort that is easier to simply preserve than recreate. Forested areas provide our community with valuable wildlife interactions, improved quality of life, and a unique local habitat that is constantly under threat.

2) While we appreciate the need for additional housing in the Indianapolis area, there are alternative development areas in more need of the requested dwelling type that would be more suitable and improve those areas more directly than ours. Indianapolis has multiple areas in and around Irvington where existing housing zones are in need of refurbishment or improvement and already have the infrastructure to provide for housing developments with less cost to implement. The cost/value ratio of redeveloping this forested area will be much better spent improving areas around us that would be more easily developed into the housing type proposed. The local housing development to the west of ours is proof positive that the overall housing value is depreciated by new-built townhomes/dwellings; historic neighborhoods like ours are repeatedly under valued by local appraisals which will only be reduced further by this type of construction. More appropriate housing areas exist in numerous locations around our district and beyond, where increased infrastructure makes for an easier solution to provide housing of this type to the communities in need of such improvements.

Please let me know if there are any questions or feedback; we are unable to attend the hearing due to prior work engagements but wanted to voice our concerns and hope that the decision to allow for development in this area and the overall impact is considered appropriately. Thank you for your time.

Thank you,
Cameron Perry and Rachael Fulper
2005 Lick Creek Dr., Indianapolis IN, 46203

Blackham, Kathleen

From: Alex Miser <alexmiser@gmail.com>
Sent: Wednesday, September 11, 2024 1:57 PM
To: Blackham, Kathleen; Delaney, Brienne; Whitaker, Nancy G.
Cc: kelly.lana@icloud.com
Subject: My opposition to rezoning case numbers: 2024-ZON-073 and 2024-ZON-073B
Attachments: My opposition to rezoning case numbers 2024-ZON-073 and 2024-ZON-073B.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.

To: Kathleen Blackham, Senior Planner, City of Indianapolis; Nancy Whitaker, Hearing Specialist, Dept. of Metropolitan Development; and Councilor Brienne Delaney
Copied: Lana Gersich
From: Alex Miser
Subject: My opposition to rezoning case numbers: 2024-ZON-073 and 2024-ZON-073B

Dear Kathleen, Nancy and Councilor Delaney,

I'm writing to express my opposition to the following rezoning proposals - case numbers: 2024-ZON-073 and 2024-ZON-073B.

The rezoning proposal submitted by Broadmoor Investments LLC (BMI) would:

- Create serious and dangerous traffic issues;
- Allow for density that completely violates the integrity and merit of our current zoning district guidelines;
- Exacerbate existing drainage problems;
- Decrease property values;
- Allow for the removal of old-growth forest trees and woodlands;
- Threaten the character of our neighborhood;
- Encourage more young, middle- to upper-middle-class Indianapolis residents to consider leaving Marion County for the suburbs where asinine attempts to so egregiously rezone and damage neighborhoods are consistently dismissed.

Our neighborhood is currently zoned D-S Dwelling Suburban which is intended for areas of extreme topography, where it is desirable to permit only low-density development providing for only single-family residential building lots consisting of at least one acre. According to the Zoning regulations, D-S development plans should incorporate and promote environmental and aesthetic considerations presented by existing site considerations including vegetation, topography, drainage and wildlife. **However, BMI is proposing a rezoning that would allow a high-density project, squeezing forty-three (43) homes onto less than 13 acres. This proposal contradicts and frankly is insulting to all the work and neighborhood engagement that went into crafting the latest Comprehensive Plan adopted by the MDC.**

We believe that BMI should respect and abide by current zoning regulations. BMI's proposed development not only ignores the intent of current D-S zoning, but also would result in the negative impacts as stated above on every residential property in our neighborhood regardless of its proximity to Broadmoor Country Club.

Sincerely,

Alex Miser

Resident of High Knoll Estates

To: Kathleen Blackham, Senior Planner, City of Indianapolis; Nancy Whitaker, Hearing Specialist, Dept. of Metropolitan Development; and Councilor Brienne Delaney

Copied: Lana Gersich

From: Alex Miser

Subject: My opposition to rezoning case numbers: 2024-ZON-073 and 2024-ZON-073B

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- Threaten the character of our neighborhood;
- Encourage more young, middle- to upper-middle-class Indianapolis residents to consider leaving Marion County for the suburbs where asinine attempts to so egregiously rezone and damage neighborhoods are consistently dismissed.

Our neighborhood is currently zoned D-S Dwelling Suburban which is intended for areas of extreme topography, where it is desirable to permit only low-density development providing for only single-family residential building lots consisting of at least one acre. According to the Zoning regulations, D-S development plans should incorporate and promote environmental and aesthetic considerations presented by existing site considerations including vegetation, topography, drainage and wildlife. **However, BMI is proposing a rezoning that would allow a high-density project, squeezing forty-three (43) homes onto less than 13 acres. This proposal contradicts and frankly is insulting to all the work and neighborhood engagement that went into crafting the latest Comprehensive Plan adopted by the MDC.**

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Sincerely,

Alex Miser

Resident of High Knoll Estates

Blackham, Kathleen

From: Kurt Gossweiler <kurtrob@sbcglobal.net>
Sent: Thursday, September 12, 2024 5:25 AM
To: Blackham, Kathleen; Delaney, Brienne
Cc: Delaney, Brienne
Subject: Broadmoor CC rezoning

Dear Decision Makers:

The rezoning of the land for the proposed development at the Broadmoor Country Club has, at its heart, few pluses for the neighboring areas and the city. It dramatically changes the heavily wooded area in which it sits, strains the already fragile sewer system in the area (which has flooded twice in the 24 years I have lived there), strains the traffic in the area, and changes the character of the serene neighborhood of which it could be a part. The purpose, of course, of zoning laws is to ensure that certain areas of the city keep the same character instead of changing it, and allows businesses and neighborhoods and people to coexist in harmony instead of conflict and disharmony. I have personally witnessed the lack of zoning laws in Mexico and it is not a pretty sight. Homes of different character butt up against each other and businesses, and areas are a hodge podge of dissimilar buildings and land. You have a beautiful city of which you are wards, and your duty is to see to it that it remains a pleasant place to live. The zero lot line dwellings proposed can be built elsewhere so that they remain true to their surroundings, but this is not the area in which to do it. I urge you to reject the rezoning proposal and to keep our neighborhood as it now is.

Kurt R. Gossweiler, MD, DDS

Blackham, Kathleen

From: Jason Mackey <jasonmackey78@gmail.com>
Sent: Thursday, September 12, 2024 11:45 PM
To: Blackham, Kathleen; Delaney, Brienne; Whitaker, Nancy G.
Cc: kelly.lana@icloud.com
Subject: Rezoning cases: 2024-ZON-073 and 2024-ZON-073B

We are writing to express our strong opposition to the proposed development of 13 acres adjacent to Broadmoor Golf Course.

We are the homeowners immediately south of the proposed development. We have lived in the midtown area for nearly 20 years and moved to 5350 Knollton three years ago after ten years on nearby Grandview Dr. We long admired Knollton's dense canopy of trees, rolling terrain, larger lots, and country feel and decided to move a mile down the road. Our historic house was built in 1910 and is situated on 4.1 acres. Many of the surrounding properties have several acres as well and the current zoning allows for generous yards, landscaping, and a gracious and low density feel to the neighborhood.

That the development of the old woods immediately north of us might eventually come was not a surprise, but the disregard for the neighborhood's overall feel and collective will was. The proposal put forth is completely out of character for the neighborhood. The developers propose 4-5+ houses per acre, with 28 of the lots having a width of only 35 ft and the other 15 with only 40 feet. Setbacks are proposed at 5 feet. The development is so dense that approximately 8 acres of urban forest would need to be completely torn down to accommodate the new homes-- with a marked detrimental effect on wildlife and tree canopy. New tree plantings will not make up for this. There may well be places in the city in which a development like this would make sense, but it's not here. It's not the character of our neighborhood.

Further, the developers plan to combine the entrance of the proposed development with that of the golf course. With 43 new homes and all of the golf course traffic (including service vehicles, deliveries, etc.) there would be a substantial burden placed on Knollton. Knollton is a secondary road and the terrain is rolling. Knollton was never meant to bear this kind of burden. It's a two-lane road and there are no sidewalks or shoulders. Walking or biking on Knollton is already hazardous—the bolus of traffic associated with this proposed development would only make things worse. It's no secret either that where Knollton tees into Kessler is a dangerous intersection—it seems unlikely that markedly increasing traffic volume on Knollton will make the situation better.

This proposal disregards the fundamental character of our neighborhood, destroys a substantial amount of urban forest, and places neighbors at undue risk. We reiterate our strong opposition.

Jason and Amy Mackey
5350 Knollton Road
317-985-6350

Blackham, Kathleen

From: Dodane, Emily T. <emily.dodane@faegredrinker.com>
Sent: Thursday, September 12, 2024 10:05 PM
To: Blackham, Kathleen
Cc: kelly.lana@icloud.com; Mike Isibel
Subject: Opposition to Rezoning Case Nos. 2024-ZON-073 AND 2024-ZON-073B

Hi Kathleen,

My name is Emily Dodane and my husband and two young children live at 5261 Olympia Drive within the High Knoll Estates neighborhood. I am writing to state my family's opposition to the proposed rezoning off Knollton Road (case numbers 2024-ZON-073 and 2024-ZON-073B).

We have serious concerns regarding the impact of the rezoning and development of high-density housing off Knollton Road as well as the planned relocation of the entrance for the Broadmoor Country Club to Knollton Road. Our concerns relate to (1) safety and increased traffic; and (2) preservation of old-growth trees/wildlife addressed in greater detail below.

- 1) **Safety/increased traffic** – Knollton Road and its intersection with Kessler Boulevard is already dangerous. Traffic is routinely backed up from the traffic lights at Michigan Road near the Indianapolis Fire Station and the side entrance for Crooked Creek Elementary School. I turn onto Knollton Road from Kessler each day taking my kids to and from school. I consider it a blessing I haven't been rear-ended yet as I wait to make the turn. Generally speaking, Knollton Road is not safe for pedestrians. There is no sidewalk, no shoulder, and cars routinely speed. My husband is an avid runner, and I hate when he runs along Knollton. These known safety issues will only worsen if 40+ homes are added along the road and the entrance to the Country Club is relocated to push even more (non-resident) traffic onto the road. We do not want our neighborhood to add to our city's already unacceptably high pedestrian injury numbers.
- 2) **Preservation of old-growth trees/wildlife** – We fell in love with our neighborhood because it is surrounded by mature trees/nature and still accessible to downtown Indianapolis. We've had many chance encounters peering out our windows to spy families of deer and dozens of bird species. We fear that the development of high-density housing will disproportionately and inappropriately displace wildlife and destroy tree cover—**disposing of nearly 8 acres of residential woodland within an environmentally sensitive area**. It will also irrevocably diminish the character of the neighborhood and surrounding area.

I cannot emphasize enough that our neighborhood and surrounding area is truly unique—affording its residents the opportunity to live among mature trees, the sounds of nature, and space to spread out, all while being minutes from the city center. The proposed rezoning and development is incongruent with the surrounding community and will introduce the type of housing my family wished to avoid when making our home here.

We implore you to oppose the proposed rezoning and development plan proposed by Broadmoor Investments, LLC and thank you in advance for your consideration.

Best,

Emily T. Dodane

Associate

Pronouns: she/her/hers

emily.dodane@faegredrinker.com

Connect: vCard

+1 317 237 1396 direct / +1 443 676 4305 mobile

Faegre Drinker Biddle & Reath LLP

300 N. Meridian Street, Suite 2500

Indianapolis, Indiana 46204, USA

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RE: Rezoning case numbers 2024-ZON-073 and 2024-ZON-073B

To whom it may concern—

I write to register my opposition to the proposed rezoning of the Broadmoor Country Club property by Broadmoor Investments, LLC (BMI). My family and I have lived in the adjoining High Knoll neighborhood (on the northeastern edge of the golf course) since 2003, and as a runner as well as a resident, I know the area intimately. What's clear to me is that the density of BMI's proposed development is way out of proportion to the capacity of this little patch of the city to support it. Here are my specific concerns:

Traffic safety: Existing hazards include speeding along narrow two-lane Knollton Road, an already dangerous intersection of Knollton with Kessler Boulevard, and twice-per-day congestion created by pick-up and drop-off at Crooked Creek Elementary School. Adding an intersection from the proposed development directly onto Knollton, just to the south of the Kessler junction, would only compound these complications. Besides, Knollton itself is simply not wide enough to absorb the traffic entering and exiting a forty-three-unit development.

Flood control: Crooked Creek runs through this area and, thanks to surrounding woodlands, overflows only when major storms hit. The proposed development would wipe away much of this protective barrier, and the flood risk would rise. Would the city not prefer retaining these natural flood protections to spending untold sums on stopgap artificial measures after real damage occurs?

Environmental integrity: Our local ecosystem is vibrant, blessed with a variety of mammals, birds, and flora, as well as an embracing tree canopy that helps shield us in times of extreme heat. I cringe at the deleterious effects that would be set in motion by the proposed project and its attendant clearcutting, paving, and cheek-to-jowl construction.

For all these reasons, I join other neighbors in opposing the proposed development plan of 13.69 acres of Broadmoor Country Club's property for high density housing and the requested zoning change from SU-34 to D5-II and D4.

Sincerely,

Thomas Kryder-Reid

Hello,

My name is Susan Tennant, I have lived at 5116 Knollton Road for over 40 years. I am an artist, and my husband is a furniture designer. We moved to our Knollton road home to build a studio and a life. This neighborhood is special and needs to not be touched by developers or anyone who will destroy the unique and life enriching environment that has provided my family and our neighbors a special place to live in Indianapolis.

I am writing this letter in opposition to the rezoning and development plan of cases: 2024-ZON-073 AND 2024-ZON-073B/ of 13.69 acres of the Broadmoor Country Club property currently proposed by Broadmoor Investments, LLC (BIL). These are some of my reasons for my strong opposition to this rezoning and devastating plan:

Removal of Trees and Woodlands

The proposed Broadmoor development is all within what the Indianapolis – Marion County Comprehensive Plan deems an “environmentally sensitive” area. The addition of 43 homes in such a small area would require the destruction of nearly 8 acres of woodland, thereby eliminating habitat for much-loved wildlife, and forever alter one of the oldest existing residential woodlands in the city. The trees help shade the neighborhood, keeping it cooler in the summer and help control ground water and is a refuge for many animals and birds to live. I have seen owls, bats, foxes, raccoons, deer and some many others that make this place unique.

Density

The investment group’s intention is to change the current zoning of 13.69 acres from its current SU-34 zoning. My neighborhood is zoned for one house per acre. The residential property south and east of the 13.69 acres a) is zoned DS, Dwelling Suburban, which requires a lot size of 1 acre per single-family home, and b) has been developed with lots of at least one acre, several of which are substantially larger than one acre. The proposed rezoning would be for 43 residential lots with 15 lots having an area as small as .115 acres and 28 lots having an area as small as .058 acres---dramatically different than the one acre plus lots bordering the 13.69 acres. The Indianapolis Comprehensive Plan has a recommendation for Regional Special Use for this property and does not recommend anything close to the high-density residential use being sought.

Traffic

Additionally, I oppose this plan proposed by BIL to close the current entrance onto Kessler Boulevard and make a new entrance onto Knollton Road because this will be not just an entrance for the proposed high-density development of 43 new homes, but also the new entrance for the entire Broadmoor Country Club. This would impose additional traffic in an area that includes a busy fire station as well as an elementary school on a narrow side road with no shoulders. I walk on Knollton Road most every day. It is a dangerous road to walk because cars use it as a secondary thoroughfare from North Michigan Road to get to 38th street. If you add more homes, it will add to more traffic. If you put the entrance onto Knollton road you will increase the chance of accidents. Please do not rezone my neighborhood. Thank you for your time.

Sincerely Yours,

Susan Tennant

5116 Knollton Road, Indianapolis, IN 46228

Blackham, Kathleen

From: Peter Hansen <peter.a.hansen@sbcglobal.net>
Sent: Friday, September 13, 2024 2:25 PM
To: Blackham, Kathleen; Delaney, Brienne; Whitaker, Nancy G.
Cc: Lana Gersich
Subject: Rezoning cases 2024-ZON-073 & 2024-ZON-073B

I am writing in opposition to the rezoning request by Broadmoor Investments LLC (BIL) for significant development and upheaval on the Broadmoor Country Club and Golf Course property. These are rezoning cases 2024-ZON-073 and 2024-ZON-073B.

When my wife and I decided to move to High Knoll Estates 21 years ago, we were immediately drawn to the forest and woodland nature of the area. High Knoll Estates borders the golf course on the west and Knollton Road on the east. While we did not know at the time, this area is zoned D-S Dwelling Suburban, which is intended for areas of extreme topography, where it is desirable to permit only low density development (one house per acre) that incorporates and promotes environmental and aesthetic considerations including vegetation, topography, drainage and wildlife.

Rezoning to meet the development needs planned by BIL would remove a large number of old growth trees on an environmentally sensitive 8 acre area and exacerbate already existing drainage problems in the area. It would have a extremely negative impact on the above stated considerations for D-S zoning.

The number of homes they are proposing that would be built seems impractical (many on 1/17 of an acre) and would lead to a massive and dangerous increase in traffic on Knollton Road, which is a narrow 2 lane road with no sidewalks.

With climate change being top of mind it seems ludicrous to cut down a large number of old growth trees in an environmentally sensitive area in the interest of paving over a large swath of land for this project, which will increase traffic, exacerbate drainage and flooding issues not to mention marring the exquisite character of a neighborhood that many here consider a jewel of Indianapolis.

It is my understanding that no where in Marion County does this type of zoning that BIL are requesting exist. I hope you will do the only reasonable thing and reject this rezoning request.

Thank you for your time.

Peter Hansen
5235 Roland Drive
Indianapolis, IN 46228
317 727 1376

Diana J. Ensign, JD
5325 Olympia Dr.
Indianapolis, IN 46228
dianajensign@gmail.com

September 13, 2024

Sent via email to: Kathleen Blackham, Senior Planner, City of Indianapolis; Nancy Whitaker, Hearing Specialist, Dept. of Metropolitan Development; and Councilor Brienne Delaney

Subject: Opposition to rezoning case numbers: 2024-ZON-073 and 2024-ZON-073B

Dear Ms. Blackham, Ms. Whitaker, and Councilor Delaney,

My name is Diana Ensign. My husband and I reside in the subdivision adjacent to Broadmoor Country Club. I highly oppose the rezoning and development plan of the 13.69 acres of the Broadmoor Country Club property currently being proposed by Broadmoor Investments, LLC. The reasons for my opposition are as follows:

- **Risk to Health and Safety from Flooding**

The proposed Broadmoor development is within what the Indianapolis/Marion County Comprehensive Plan deems an “environmentally sensitive” area. In fact, this area is prone to flooding as there are already issues with standing water in our neighborhood streets during rains, and we are in or near floodplains. The Broadmoor development plan would destroy almost 8 acres of woodland and remove the large majority of trees in that area. The proposed rezoning would also allow these woods to be replaced by high density housing, with the majority of the planned lots being only 1/17th of an acre. Urban tree canopies with deep roots help to absorb rainwater and prevent flooding. The impact of this proposed development would eliminate the natural, beneficial flood barriers that are provided by these trees. As such, the proposed development is dangerous to the health and safety of the people who live here and also poses property hazards to our neighborhood. The proposal puts all of us at risk for dangerous increased flooding.

- **Threaten the Character of the Neighborhood and Inappropriate for this Area**

The zoning for the neighborhoods around the proposed development is currently D-S – Dwelling Suburban District, which requires a lot size of 1 acre per single-family home. This creates a very open and low-density neighborhood with one of the oldest existing residential woodlands in the city. D-S zoning envisions generous front yards with trees along roadways that follow the natural terrain of the land. Most families who chose this neighborhood were drawn here by the large towering trees. The proposed development, composed of only lots with less than 5-foot setbacks for the side yards, would be completely out of character from the surrounding neighborhood and would leave no room for the much more natural setting seen with most of the other houses in the area.

- **Traffic Accidents and Risk to Students**

Traffic issues at Kessler Boulevard and Knollton Road are already problematic with multiple accidents occurring there. Our daughter was rear-ended while trying to enter Knollton Road from Kessler Boulevard, and I have seen students walking along Knollton from the nearby Crooked Creek Elementary school (there are no sidewalks or shoulders), and I am worried for their safety. This proposed development with 43 new homes and all of the golf course traffic (including service vehicles, deliveries, etc.) would create extremely dangerous driving conditions and add to this risk of accidents and potential harm to students (and other pedestrians) who walk along Knollton.

For the above reasons, my husband and I are strongly opposed to the rezoning and development proposal as put forth in case numbers: 2024-ZON-073 and 2024-ZON-073B.

Sincerely,

Diana J. Ensign, JD
dianajensign@gmail.com

Blackham, Kathleen

From: Susan Tennant <susan@susantennant.com>
Sent: Saturday, September 14, 2024 12:34 PM
To: Blackham, Kathleen
Cc: Kelly Franklin
Subject: Opposition to rezoning case numbers: 2024-ZON-073 AND 2024-ZON-073B

Hello,

My name is Susan Tennant, I have lived at 5116 Knollton Road for over 40 years. I am an artist, and my husband is a furniture designer. We moved to our Knollton road home to build a studio and a life. This neighborhood is special and needs to not be touched by developers or anyone who will destroy the unique and life enriching environment that has provided my family and our neighbors a special place to live in Indianapolis.

I am writing this letter in opposition to the rezoning and development plan of cases: 2024-ZON-073 AND 2024-ZON-073B/ of 13.69 acres of the Broadmoor Country Club property currently proposed by Broadmoor Investments, LLC (BIL). These are some of my reasons for my strong opposition to this rezoning and devastating plan:

Removal of Trees and Woodlands

The proposed Broadmoor development is all within what the Indianapolis – Marion County Comprehensive Plan deems an “environmentally sensitive” area. The addition of 43 homes in such a small area would require the destruction of nearly 8 acres of woodland, thereby eliminating habitat for much-loved wildlife, and forever alter one of the oldest existing residential woodlands in the city. The trees help shade the neighborhood, keeping it cooler in the summer and help control ground water and is a refuge for many animals and birds to live. I have seen owls, bats, foxes, raccoons, deer and some many others that make this place unique.

Density

The investment group’s intention is to change the current zoning of 13.69 acres from its current SU-34 zoning. My neighborhood is zoned for one house per acre. The residential property south and east of the 13.69 acres a) is zoned DS, Dwelling Suburban, which requires a lot size of 1 acre per single-family home, and b) has been developed with lots of at least one acre, several of which are substantially larger than one acre. The proposed rezoning would be for 43 residential lots with 15 lots having an area as small as .115 acres and 28 lots having an area as small as .058 acres---dramatically different than the one acre plus lots bordering the 13.69 acres. The Indianapolis Comprehensive Plan has a recommendation for Regional Special Use for this property and does not recommend anything close to the high-density residential use being sought.

Traffic

Additionally, I oppose this plan proposed by BIL to close the current entrance onto Kessler Boulevard and make a new entrance onto Knollton Road because this will be not just an entrance for the proposed high-density development of 43 new homes, but also the new entrance for the entire Broadmoor Country Club. This would impose additional traffic in an area that includes a busy fire station as well as an elementary school on a narrow side road with no shoulders. I walk on Knollton Road most every day. It is a dangerous road to walk because cars use it as a secondary thoroughfare from North Michigan Road to get to 38th street. If you add more homes, it will add to

more traffic. If you put the entrance onto Knollton road you will increase the chance of accidents. Please do not rezone my neighborhood. Thank you for your time.

Sincerely Yours,
Susan Tennant
5116 Knollton Road, Indianapolis, IN 46228

susantennant.com

Blackham, Kathleen

From: Phillip Tennant <ptennant@philliptennant.com>
Sent: Saturday, September 14, 2024 1:12 PM
To: Blackham, Kathleen
Subject: Rezoning

Hello,

My name is PhillipTennant, I have lived at 5116 Knollton Road for over 40 years. I am a professor Emeritus Herron School of Art a Design and my wife is a sculptor. We moved to our Knollton road home to build a studio and a life. This neighborhood is special and needs to not be touched by developers or anyone who will destroy the unique and life enriching environment that has provided my family and our neighbors a special place to live in Indianapolis.

I am writing this letter in opposition to the rezoning and development plan of cases: 2024-ZON-073 AND 2024-ZON-073B/ of 13.69 acres of the Broadmoor Country Club property currently proposed by Broadmoor Investments, LLC (BIL). These are some of my reasons for my strong opposition to this rezoning and devastating plan:

Removal of Trees and Woodlands

The proposed Broadmoor development is all within what the Indianapolis – Marion County Comprehensive Plan deems an “environmentally sensitive” area. The addition of 43 homes in such a small area would require the destruction of nearly 8 acres of woodland, thereby eliminating habitat for much-loved wildlife, and forever alter one of the oldest existing residential woodlands in the city. The trees help shade the neighborhood, keeping it cooler in the summer and help control ground water and is a refuge for many animals and birds to live. I have seen owls, bats, foxes, raccoons, deer and some many others that make this place unique.

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Traffic

Additionally, I oppose this plan proposed by BIL to close the current entrance onto Kessler Boulevard and make a new entrance onto Knollton Road because this will be not just an entrance for the proposed high-density development of 43 new homes, but also the new entrance for the entire Broadmoor Country Club. This would impose additional traffic in an area that includes a busy fire station as well as an elementary school on a narrow side road with no shoulders. I

walk on Knollton Road most every day. It is a dangerous road to walk because cars use it as a secondary thoroughfare from North Michigan Road to get to 38th street. If you add more homes, it will add to more traffic. If you put the entrance onto Knollton road you will increase the chance of accidents. Please do not rezone my neighborhood. Thank you for your time.

Sincerely Yours,
Phillip Tennant
5116 Knollton Road, Indianapolis, IN 46228

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Blackham, Kathleen

From: Kathleen Wenzel <wenzelnk@yahoo.com>
Sent: Saturday, September 14, 2024 2:28 PM
To: Blackham, Kathleen; Whitaker, Nancy G.; Delaney, Brienne
Cc: kelly.lana@icloud.com
Subject: Rezoning Case Nos: 2024-ZON-073 and 2024-ZON-073B

To: Kathleen Blackham, Senior Planner, City of Indianapolis
Nancy Whitaker, Hearing Specialist, Dept. of Metropolitan Development, Petition Submittals
Brienne Delaney, Counsilor

Cc: Lana Gersich

From: Mark & Kathleen Wenzel, High Knoll Estates

Re: Rezoning Case Nos: 2024-ZON-073 and 2024-ZON-073B

Dear Ms Blackham, Ms Whitaker, and Counsilor Delaney,

We are writing you today to voice our **opposition to the Broadmoor Investments, LLC (BMI) request for re-zoning of the two tracts of land abutting our neighborhood contained in Case Nos. 2024-ZON-073 and 2024-ZON-073B.** The proposals presented by BMI are incompatible with the nature of our existing community and provide no benefit to the surrounding area.

We moved to High Knoll Estates, a small community just off Knollton Road, in March 1994 with our two young daughters. Kathleen had lived in Indianapolis since 1973 in the Butler University/Meridian Kessler area since 1973, but had never known this little area of heavenly country existed in Indianapolis. As soon as we turned off Kessler Blvd onto Knollton, we were charmed by the quiet, country feel with the canopy of mature trees, the wildflowers that were peeking out along the edges. We have constantly thrilled at the quietness and serenity we have enjoyed in our little enclave among the mature trees these 30+ years. We were sad when Broadmoor cut down a number of trees to the south of the driving range a number of years ago, clearing out the wild forget-me-knots and day lilies, but the green underbrush returned.

We, and our girls, have enjoyed the wildlife that appears among our woods and in our yards: raccoons, possums, and deer. We have had as many as 9-11 deer of all ages quietly eating grass in our yard in the early mornings. We have heard coyotes in the late evening and have heard of foxes appearing in the early mornings. We appreciate that the possums help keep the mosquito population down. We have woodpeckers and a vast variety of other birds that frequent our neighborhood and live in the surrounding woods. Our neighbors have commented on the bats they observe in the woods and around their property immediately abutting the woods.

The destruction of the better part of 8 acres of woods, as required by the development plan envisioned by BMI, would ruin most of that environment and natural habitat. That would be unconscionable.

Our primary objections to the BMI re-zoning proposals are:

1) **Preservation of the natural habitat and wildlife of this area:** It would require the destruction of the natural habitat of so much wildlife and the destruction of the better part of 8 acres of a mature tree canopy, something that is needed and beneficial to us all. The tree canopy helps cool our neighborhood, cleans the air of carbon dioxide, provides stabilization of the soil to prevent undue flooding, helps maintain the water table, and provides a wonderful sense of relaxation and tranquility in an otherwise hectic, urban environment. It would take years and years for newly planted trees to provide the same benefit.

2). **Traffic Congestion and Safety:** The BMI plan is to re-route the golf club's member traffic from Kessler Blvd to Knollton. The proposed entrance onto Knollton is only a short distance south of Knollton's intersection with Kessler Blvd. This is the same entrance to Knollton that BMI plans for all 43 new residences to use as well.

We already experience difficulties accessing Kessler Blvd from Knollton, and depending on the time of day, it can be quite difficult. The stoplight at Michigan Rd and Kessler is only a block east of the intersection with Knollton. Knollton to Kessler is governed by a stop sign. There are many, many times of the day when traffic on Kessler is backed up between the stoplight at Michigan Road and the stoplight at Cooper Road/South Kessler. We must wait for some kind soul to hold up traffic to let a car turning east onto Kessler from Knollton on. That can sometimes take quite a while. On school mornings and afternoons, there is the added traffic congestion caused by the school busses turning in/out and car drop-off/pick-ups for Crooked Creek Elementary School.

There is a 'dog-leg' that runs behind the fire station that connects Knollton to Kessler for travelers going west onto Kessler. However, those not familiar with the area don't use that route. Many cars advance to the Knollton-Kessler stop sign closest to Crooked Creek School and try to turn left. That can really hold up traffic on Knollton as getting across two lanes of Kessler is very difficult given the timing of the Michigan Road stoplight and the Cooper/S. Kessler stoplight.

Adding more club members unfamiliar with the traffic patterns and residents and visitors to the planned 43 homes in that small area will really cause traffic congestion and stalled traffic patterns trying to access or exit Knollton Road. A traffic light at that intersection to replace the stop sign would do little to help, given the Michigan Road light is such a short distance away. It would just jam up that intersection.

The intersection from Kessler onto Knollton Road is already a tricky one. Because of the nature of the curves there and the tree line, people turning off of Kessler often 'cut' that corner and turn into the northbound lane of Knollton unaware that a car is waiting at the stop sign on Knollton. Many times I have come close to being clipped while waiting to turn right onto Kessler from Knollton. Northbound cars on Knollton need to pull up to the proper place to turn while waiting at the stop sign to be able to see, but also have to be aware that many drivers cut that turn off of Kessler and encroach on the northbound lane. This is an area primed for collisions and they do occur.

3. Pedestrian Safety: Knollton Road is a two-lane road with no shoulders, much less sidewalks. In the 30+ years we have lived in High Knoll Estates, the traffic along Knollton has not only increased in amount, but in speed. Originally, we could walk down Knollton towards 44th Street without fearing for our lives. I gave that up years ago because I felt unsafe with the increased traffic and the increased speed the vehicles were going.

Adding more density of housing at the level BMI is proposing cannot possibly help with decreasing the traffic volume or help with increasing the safety factor for pedestrians that would like to enjoy walking among the neighborhoods bordering Knollton.

4. Inappropriate level of proposed Density: The density of development as proposed by BMI is inconsistent with the overall nature and expectations of our community. It will not fit in and will be a stark contrast without providing any redeeming qualities to the surrounding community.

Currently, the houses in this area enjoy large yards/spaces. The houses are unique and not "cookie-cutter" or stylized repeats. BMI apparently only wishes to maximize profits by dividing up 13.69 acres into 43 separate lots of approximately 0.058 acre/lot. The land is currently zoned for 1-single-family house/1-acre. That proposed level of increased density is unconscionable given the surrounding area, the destruction of 8 acres of mature woods, the fact that portions of the land is within a flood plain, and the impact on traffic patterns, wildlife, and pedestrians. BMI is not concerned with the impact of their proposal on the land, the neighborhood, the area, or the natural habitat that currently exists.

Once BMI sells the lots it proposes, it will retain no further control or concern over the actual development of the land or the impact thereof. In short, BMI is a bad neighbor and had hoped to get all of this done without giving notice to any High Knoll Estates homeowners, despite two of BMI owners being High Knoll Estates homeowners.

For all these reasons, we, as neighbors to this land, hereby **OPPOSE BMI's request to re-zone the parcels of land at issue in Case Nos 2024-ZON-073 and 2024-ZON-073B.**

Thank you for your consideration,

Mark & Kathleen Wenzel
2309 Galahad Drive
Indianapolis, In 46228

Blackham, Kathleen

From: J C <june3rainey@gmail.com>
Sent: Saturday, September 14, 2024 7:07 PM
To: Delaney, Brienne; Blackham, Kathleen
Cc: kelly.lana@icloud.com
Subject: Rezoning case numbers: 2024-ZON-073 and 2024-ZON-073B

To: Kathleen Blackham, Senior Planner, City of Indianapolis Nancy Whitaker, Hearing Specialist, Dept. of Metropolitan Development; and Councilor Brienne Delaney

cc: Lana Gersich

From: June Cargile

Subject: Rezoning case numbers: 2024-ZON-073 and 2024-ZON-073B

Date: September 14, 2024

Dear Ms. Blackham, Ms. Whitaker and Councilor Delaney:

My name is June Cargile and I am writing with regard to the above mentioned case numbers. For more than thirty years, I have lived in High Knoll Estates with my daughter. I chose to live in this area because of its beauty and quiet elegance, the safety it afforded, the proximity of wildlife and massive trees, the neighbors who meticulously maintain their properties and who are appreciative of each other and the likelihood that I could one day leave my daughter a home that would retain and hopefully increase in value. I also valued the relative ease of my commute to my positions downtown where I worked for the State, and later at Indiana University Bloomington, where I served for 13 years until I retired.

I write to say that I am completely opposed to the rezoning proposals submitted by Broadmoor Investment LLC. (BIL), case numbers:
2024-ZON-073 and 2024-ZON-073B.

The proposal ignores the current zoning status which is D-S-Dwelling Suburban District which requires a lot size of 1 acre single-family homes. The proposed zoning would allow lots the size of 1/17 of an acre! The main thoroughfare for this neighborhood is Knollton Road, which is only two lanes with no shoulders. With the volume of homes that are proposed for this small area, not only will traffic problems become dangerous, but I foresee serious problems for the Crooked Creek Fire Station trying to navigate all the proposed gates in the area, and lack of turn around spaces, and the narrow two lane road if trying to respond to calls for help. It will be disastrous.

The proposal disregards the character of the neighborhood where so many families have invested and planned to raise their families and live in peace. The neighborhood will be gone. 8 acres of irreplaceable trees will be gone. The habitat for so many forms of wildlife will be gone. (I counted 25 deer crossing my backyard heading to the woods adjacent to Broadmoor Country Club.) It seems so unfair to the families who worked and saved and sacrificed to move to this area to be pushed out because those with money want to make even more money.

Finally, I have concerns regarding the drainage problems all these additional houses would place on the infrastructure of the present neighborhood. My house was flooded many years ago, and suffice it to say, many thousands of dollars were spent to repair the damage.

If you ever feel like taking a drive, please drive down Knollton Road between Kessler Boulevard and 51st Street, and then turn into High Knoll Estates. You will see why so many are trying so hard to protect their homes and the neighborhood.

Thank you for your time and attention.

Most sincerely,

June Cargile and Lori James (Daughter)

Blackham, Kathleen

From: Liz Kryder-Reid <lizkryderreid@yahoo.com>
Sent: Sunday, September 15, 2024 12:27 PM
To: Blackham, Kathleen
Subject: opposition to rezoning plan for Broadmoor Country Club property

Dear Ms. Blackham,

I am writing to register my opposition to the proposed rezoning of Broadmoor Country Club property by Broadmoor Investments, LLC (BIL). I believe the density of the proposed development would have a detrimental effect on the neighborhood, particularly regarding flooding, traffic, and environmental impacts.

My husband and I have lived in the neighborhood for more than 20 years, raising our 3 daughters here. The proposed development is ill-suited to this area for a number of reasons.

Traffic: I am particularly concerned about the traffic impacts. The proposed number of housing units would exacerbate the existing issues with speeding along the 2-lane Knollton Road and the dangerous intersections with Knollton Road and Kessler Blvd. With the Crooked Creek Elementary School opposite that intersection, drop off and pick up times already cause a major congestion problem that exceeds the capacity of the existing traffic levels. Adding an intersection along that stretch of Knollton would create major problems, either with back ups at the Knollton-Kessler intersection if there is a traffic light, or with a dangerous intersection if not.

Flooding: We have experienced overflow of Crooked Creek, which runs through the neighborhood, a couple of times over the past two decades. The proposed development would exacerbate the risk of flooding by destroying the natural protective barriers that the current woodland affords. My understanding is that the city wants to minimize future public expenditures for flood control projects. It would be far more efficient to retain the existing woodland that slows runoff and encourages absorption than to undertake a massive flood control project along the creek.

Environment: This area has a rich and vital ecosystem of old growth trees, coyote, deer, fox, hawks and other birds of prey, The tree canopy in the area creates natural defenses against extreme heat. These natural resources provide health benefits for the broader community, and the demolition of the woodlands with clearcutting for a dense housing development would be a loss both for the diverse habitat and for the surrounding residential community.

For these reasons, I oppose the proposed development plan of 13.69 acres of Broadmoor Country Club's property for high density housing and the requested zoning change from SU-34 to D5-II and D4 zoning.

Sincerely,

Elizabeth Kryder-Reid

Blackham, Kathleen

From: Daniel Incandela <d8niel@gmail.com>
Sent: Friday, September 13, 2024 6:28 PM
To: Blackham, Kathleen; Delaney, Brienne
Cc: Leslie Bailey
Subject: Broadmoor Country Club property currently proposed by Broadmoor Investments, LLC (BIL)

Dear City of Indianapolis Team,

I hope this email finds you well. I am writing to formally express my **strong opposition** to the rezoning plan proposed by Broadmoor Investments, LLC (BIL) for the Broadmoor Country Club property.

My primary concerns are as follows:

Development Plan:

BIL's plan to sell 43 plots for \$200,000 each without further involvement raises concerns about long-term oversight. Additionally, the rerouting of traffic through our neighborhood will increase congestion. The development's gated entrances lack sufficient turnaround space for emergency vehicles, posing a significant safety issue.

Neighborhood Impact:

The proposed plan would result in the destruction of 80% of the old-growth trees, which will increase flooding risks and displace wildlife. This would also have a negative impact on property values in the area. The high-density housing proposed is out of character with the neighborhood, where recent home sales averaged \$530,000 on 1-acre lots.

Infrastructure Impact:

The increased traffic will put additional strain on our roads, leading to higher maintenance costs. Our already problematic sewer system will face further stress, increasing the likelihood of overflows and backups. The lack of proper planning for utilities and emergency access further jeopardizes the safety and functionality of the infrastructure.

Wildlife Impact:

The removal of old-growth trees will destroy habitats for local wildlife, including deer, raccoons, coyotes, opossums, and foxes, forcing them to relocate and increasing encounters in residential areas. This habitat loss will also negatively affect bird populations and other species that rely on the trees for shelter and food.

In summary, I do not support the proposed rezoning and development plan for the 13.69 acres of Broadmoor Country Club property. I also oppose the change in zoning from SU-34 to D5-II and D4, as this proposal is inconsistent with the character of the surrounding neighborhoods and is not appropriate for the area.

Thank you for your time and consideration.

Sincerely,

Daniel and Leslie Incandela

5210 Olympia Drive
Indianapolis, IN 46228
317.616.8918

Blackham, Kathleen

From: Thomas Kryder-Reid <tomkryderreid@gmail.com>
Sent: Sunday, September 15, 2024 7:48 PM
To: Blackham, Kathleen
Subject: Opposition to proposed Broadmoor rezoning

RE: Rezoning case numbers 2024-ZON-073 and 2024-ZON-073B

Dear Ms. Blackham—

I write to register my opposition to the proposed rezoning of the Broadmoor Country Club property by Broadmoor Investments, LLC (BMI). My family and I have lived in the adjoining High Knoll neighborhood (on the northeastern edge of the golf course) since 2003, and as a runner as well as a resident, I know the area intimately. What's clear to me is that the density of BMI's proposed development is way out of proportion to the capacity of this little patch of the city to support it. Here are my specific concerns:

Traffic safety: Existing hazards include speeding along narrow two-lane Knollton Road, an already dangerous intersection of Knollton with Kessler Boulevard, and twice-per-day congestion created by pick-up and drop-off at Crooked Creek Elementary School. Adding an intersection from the proposed development directly onto Knollton, just to the south of the Kessler junction, would only compound these complications. Besides, Knollton itself is simply not wide enough to absorb the traffic entering and exiting a forty-three-unit development.

Flood control: Crooked Creek runs through this area and, thanks to surrounding woodlands, overflows only when major storms hit. The proposed development would wipe away much of this protective barrier, and the flood risk would rise. Would the city not prefer retaining these natural flood protections to spending untold sums on stopgap artificial measures after real damage occurs?

Environmental integrity: Our local ecosystem is vibrant, blessed with a variety of mammals, birds, and flora, as well as an embracing tree canopy that helps shield us in times of extreme heat. I cringe at the deleterious effects that would be set in motion by the proposed project and its attendant clearcutting, paving, and cheek-to-jowl construction.

For all these reasons, I join other neighbors in opposing the proposed development plan of 13.69 acres of Broadmoor Country Club's property for high density housing and the requested zoning change from SU-34 to D5-II and D4 zoning.

Sincerely,

Thomas Kryder-Reid

Blackham, Kathleen

From: lsmithjso@gmail.com
Sent: Sunday, September 15, 2024 10:28 PM
To: Blackham, Kathleen; Delaney, Brienne; dmdpublic.Comments@indy.gov; Whitaker, Nancy G.
Cc: kelly.lana@icloud.com
Subject: Rezoning cases: 2024-ZON-073 and 2024-ZON-073B, Knollton Road

September 15, 2024

To:

- Kathleen Blackham, Senior Planner, City of Indianapolis, kathleen.blackham@indy.gov;
- Nancy Whitaker, Hearing Specialist, Dept. of Metropolitan Development, Petition Submittals: <https://www.indy.gov/form/land-use-petition-submission>
- Councilor Brienne Delaney, brienne.delaney2@indy.gov

From: Larry & Jana Smith,
Address: 5111 Knollton Road
Email: lsmithjso@gmail.com
Phone: 317-649-2754

Regarding: Rezoning cases: 2024-ZON-073 and 2024-ZON-073B

We are writing to express our strong opposition to the proposed zoning changes to facilitate the development of 13 acres of Broadmoor Golf Course along Knollton road.

The zoning for the neighborhoods around the proposed development is currently D-S – Dwelling Suburban District, which requires a lot size of 1 acre per single-family home. This creates a very open and low-density neighborhood. The proposed rezoning would allow high density housing, with most of the planned lots being only 1/17th of an acre. This is totally out of character for the surrounding homes along Knollton road and would have a negative impact on the values of these properties. If it is to be developed it should be kept with the current zoning of the surrounding properties.

Further, the developers plan to combine the entrance of the proposed development with that of the golf course. With 43 new homes and all the golf course traffic there would be a substantial burden placed on Knollton road. The additional traffic would make it more hazardous for walking and bike traffic as well. The members of Broadmoor may still have to deal with turning onto Kessler depending on the direction traveling and having this as the only entrance would add time to their trip in addition to backing up traffic on Knollton road.

Sincerely,
Larry & Jana Smith

Blackham, Kathleen

From: Starkey, Richard <Richard.Starkey@btlaw.com>
Sent: Friday, September 13, 2024 2:46 PM
To: Blackham, Kathleen; Delaney, Brienne; Whitaker, Nancy G.
Cc: Lana Gersich
Subject: Letter in Opposition to Rezoning at Broadmoor Country Club (2024-ZON-073 and 2024-ZON-073B)
Attachments: LETTER IN OPPOSITION TO REZONING.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.

Hi Everyone,

I have attached a letter in opposition to Petitioner Broadmoor Investments LLC for rezoning pursuant to Case No. 2024-ZON-073 and 2024-ZON-073B. This letter is written in my capacity as a resident of High Knoll Estates (adjacent to Broadmoor Country Club), and not in any role as an attorney.

Thank you for your consideration.

Richard

Richard Starkey | Partner

Barnes & Thornburg LLP

11 South Meridian Street, Indianapolis, IN 46204

Direct: (317) 231-7510 | Mobile: (317) 697-4217



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To: Kathleen Blackham, Senior Planner, City of Indianapolis;
Nancy Whitaker, Hearing Specialist, Dept. of Metropolitan Development; and
Councilor Brienne Delaney

Copied: Lana Gersich

From: Richard Starkey

Subject: My Opposition to Rezoning 2024-ZON-073 and 2024-ZON-073B

Hi All,

This letter is to express my opposition to the rezoning proposal of Petitioner Broadmoor Investments LLC (BMI) (Case numbers 2024-ZON-073 and 2024-ZON-073B). I have lived in the neighborhood (High Knoll Estates) adjacent to Broadmoor Country Club (the Club) for almost 30 years, and love the dense forest that I can enjoy so close to downtown (we have two acres of old growth forest behind our house abutting Crooked Creek). With this proposed rezoning, much of the forest adjacent to the Club will be clear cut, depriving all (including the variety of wildlife...deer, foxes, muskrats, and birds) of the natural surroundings we so enjoy.

BMI is proposing a rezoning that would allow a high-density project, squeezing 43 homes onto less than 13 acres (and less than 10 acres of developable land). Not only does this rezoning fly in the face of the surrounding zoning regulations, but contradicts the latest Comprehensive Plan adopted by the MDC that was carefully reviewed and years in the making.

Presently, our neighborhood is zoned D-S Dwelling Suburban, and rightfully so. Such zoning is intended for areas of extreme topography, where it is desirable to permit only low-density development providing for only single-family residential building lots consisting of at least one acre. According to the Zoning regulations, D-S development plans should incorporate and promote environmental and aesthetic considerations presented by existing site considerations including vegetation, topography, drainage and wildlife. **This will not be the case if BMI's rezoning occurs.**

I would strongly encourage a denial of the rezoning request of BMI. Such zoning is not in line with existing zoning regulations, and will decimate the beauty that we all have come to love.

Very truly yours,



Richard Starkey

Blackham, Kathleen

From: Baker, Becca <becca.baker@elevancehealth.com>
Sent: Friday, September 13, 2024 5:49 PM
To: Blackham, Kathleen; Whitaker, Nancy G.; Delaney, Brienne
Cc: kelly.lana@icloud.com; Matthew Simmons
Subject: Strong Opposition to Rezoning Cases 2024-ZON-073 and 2024-ZON-073B

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.

Hello Ms. Blackham, Ms. Whitaker, and Councilor Delaney,

I'm writing to express my family's strong opposition and deep concern about the proposed rezoning off Knollton Road (case numbers 2024-ZON-073 and 2024-ZON-073B).

My name is Becca Baker. My husband and I have lived in High Knoll Estates...since Tuesday of this week. Upon pulling up with our moving truck, you of course understand how shocked we were to learn that the very things that drew us to this beautiful little nook of the world are the very things that may be taken away from our family, our new neighbors, and our broader Washington Township community.

As the newest resident of the community, I'd like to share my immediate concerns regarding the impact of the rezoning and development of high-density housing (some of the only high-density housing in our whole county!) off Knollton Road, as well as the requested relocation of the Broadmoor Country Club entrance to Knollton Road. These concerns are as follows:

- 1. The morals of the whole thing:** In the proposed new "neighborhood", the average proposed lot size is 1/17th of an acre. The 3 of you went to Big Ten schools, so I'll assume there are some football fans on this email...picture the 10-yard end zone of a football field. That's about 1/17th of an acre. The average anticipated cost of each of these 43 homes is approximately 1 million dollars. The Broadmoor Investments LLC (BMI) developers are not proposing quality living for our community. They are not proposing housing for people who are low income or currently unhoused. They are solely proposing their own financial gain.
- 2. Conservation and environmental impact:** On our second night living here (aka yesterday!), we had the distinct pleasure of attending a neighborhood get-together. If you haven't had the chance to come visit High Knoll Estates, I strongly encourage you to do so. This community is...serene. Idyllic. My husband and I moved from a township nearby where we experienced a lot of noise, no real beauty, and a really scary couple incidents with a neighbor. Among the shaded and quiet backyards, the trees that serve as home to endangered Indiana Bats, and the wildly kind and friendly humans who live here, we have finally found a peaceful home that feels safe and secure. This rezoning would be so uncharacteristic for the surrounding district, disrupt the housing of tens of thousands of animals (deer, racoons, coyotes, opossums, foxes, bats, etc.), and destroy more than 80% of one of the few remaining larger scale natural terrains in our community. If nothing else, the lack of environmental impact analysis is of deep concern to me.
- 3. Financial consequences:** Plain and simple, my husband and I saved up to buy our forever home where we want to raise our someday-family. We decided to spend our money here in Washington Township within Indianapolis limits, instead of the suburbs (where these types of rezoning requests are nearly always quickly and swiftly declined), because of the beautiful masterpiece of land that surrounds us. Other similar young(ish!) couples and families will not follow suit if this land is rezoned. Reddit, Instagram, and TikTok groups focused on central Indianapolis will all show you that our similarly-positioned counterparts want to

invest our money in districts and places that benefit the long-term sustainability of our world and society. Not in the Broadmoor Country Clubs or BMI developers of the world. Not in housing or areas that only beget the extreme “haves” of the world.

4. **Safety due to increased traffic:** Have you ever been on Knollton Road? It is *tiny*. There are virtually no berms on either side of the road. The 56th/Knollton and Kessler intersections have some of the highest accident rates in all of midtown Indianapolis. I’m astonished that there hasn’t been a traffic study done or any concern expressed from the BMI developers about the future increase of bodily harm for our neighbors. This really makes it seem like the BMI developers don’t have the best interest of our community in mind.
5. **Infrastructure issues:** This neighborhood has preexisting sewer issues and is prone to electrical outages. 43 new homes will surely further burden these systems, increasing the risk of overflows, backups, and additional outages. At this point, I have not heard or found anything indicating proper planning for utilities and emergency access. This compromises the safety and functionality of our infrastructure and will undoubtedly lead to costly repairs, health issues, and a concerning complication for emergency situations.

I implore your team to not allow the destruction of our home, irreparable harm to our community, and irreversible safety and wellbeing implications. Please oppose rezoning cases 2024-ZON-073 and 2024-ZON-073B.

In the meantime, have a great couple of weeks – soak up the last of this beautiful weather!

Best Regards,

Becca Baker



Becca Baker
Learning Program Manager, Talent Life Cycle
Indianapolis, IN
Pronouns: she/her/hers
Achiever • Relator • Developer • Arranger • Harmony

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Elevance Health

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Learning Program Manager, Talent Life Cycle
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Blackham, Kathleen

From: Lana Gersich <kelly.lana@icloud.com>
Sent: Monday, September 16, 2024 3:58 PM
To: Blackham, Kathleen; Delaney, Brienne
Cc: Whitaker, Nancy G.
Subject: OPPOSITION to Rezoning Cases: 2024-ZON-073 and 2024-ZON-073B

Dear Ms. Blackham and Councilor Delaney,

RE: Rezoning cases 2024-ZON-073 and 2024-ZON-073B.

I am writing to express my **strong** opposition to the rezoning and development plan of 13.69 acres of the Broadmoor Country Club property currently being proposed by Broadmoor Investments, LLC (BIL).

We may be some of the newer residents of this unique and beautiful neighborhood, having purchased our two lots at 5218 and 5220 Knollton Road and moving into our forever home in 2019, but we plan to live here for many years. While looking to move from Zionsville because of rampant building of cookie-cutter houses jammed shoulder-to-shoulder with no concern for frustrating traffic issues, our builder asked, "In a perfect world, what would your new property look like?" After describing our vision, they brought us to this idyllic location where we purchased nearly 3 acres and built our home. We counted on the existence of Washington Park Cemetery, Crooked Creek Elementary School, IFD Station #12, and Broadmoor Country Club to avoid the type of development now being proposed by BIL.

We were captured by the peacefulness of the area, the rolling topography, sheltering tree canopy, and abundant wildlife including deer, foxes, raccoons, opossums, coyotes, Indiana brown bats, and dozens of species of birds, and we are working to maintain the serenity that drew us here. The destruction of of nearly 8 acres of native woodland on the BCC property would be absolutely devastating.

Reasons for my opposition follow.

The proposed Broadmoor development is all within what the Indianapolis/Marion County Comprehensive Plan deems an "environmentally sensitive" area. The southern part of the property is in a floodplain. This seems to ignore the most recent City of Indianapolis Flood Damage Prevention Ordinance just adopted this August. The addition of 43 homes on 13.69 acres (approx. only 10 of which are buildable) would require the destruction of nearly 8 acres of woodland, thereby eliminating almost the entire tract of wildlife habitat. It would take years and years for newly planted trees to provide the same benefit. Additionally, removal of this woodland area and the construction of associated roads, drives and other non-permeable surfaces will cause increased runoff, add to local flooding problems, and aggravate existing sewer problems already on this property.

This proposal is significantly out of character with the surrounding neighborhoods. The zoning for the neighborhoods around the proposed development is currently D-S – Dwelling Suburban District, which requires a lot size of 1 acre per single-family home. Allowing 43 homes to be crammed on essentially 10 acres of land is outrageous and completely inappropriate for this area.

The proposed plan is to make a new entrance onto Knollton Road that will not be just an entrance for the proposed 43 new homes, but also the new entrance for the entire Broadmoor Country Club. Knollton Road is a narrow, two-lane secondary road that has no shoulders, no sidewalks, and a significant problem with people speeding. The topography of Knollton Road is rolling, causing sight distance concerns for traffic exiting onto Knollton Road from adjacent driveways. The substantial escalation in traffic from the Broadmoor plan would greatly increase risk to residents along Knollton Road as well as other drivers.

Traffic entering Kessler Boulevard from Knollton Road is already challenging. Knollton Road intersects Kessler Boulevard on a reverse curve, reducing sight distance and rendering the intersection more dangerous. The intersection is adjacent to Indianapolis Fire Dept. Station #12 and Crooked Creek Elementary School, creating additional conflicts for traffic flow in the area. The cemetery continually repairs its fencing at that intersection due to accidents, and a guardrail at the fire station needed repair so often, it was removed! Dumping all Broadmoor traffic onto Knollton Road will significantly exacerbate traffic issues in this immediate area.

This proposal represents the type of greedy, ill-conceived development that we hoped to escape by moving to this beautiful area. It will have a dramatic, detrimental, and irreversible effect on the appearance and character of our neighborhood and surrounding area.

For these reasons, I reiterate my staunch opposition to BIL's requested zoning change and development plan, and I implore you to save our neighborhood!

Best regards,
Lana Gersich

Blackham, Kathleen

From: Lana Gersich <kelly.lana@icloud.com>
Sent: Monday, September 16, 2024 4:04 PM
To: Blackham, Kathleen; Delaney, Brienne
Cc: Whitaker, Nancy G.
Subject: OPPOSITION to Rezoning Cases 2024-ZON-073 and 2024-ZON-073B

Dear Ms. Blackham and Councilor Delaney,

RE: Rezoning cases 2024-ZON-073 and 2024-ZON-073B.

I am writing to express my **strong** opposition to the rezoning and development plan of the 13.69 acres of the Broadmoor Country Club property currently being proposed by Broadmoor Investments, LLC (BIL).

We purchased our two lots at 5218 and 5220 Knollton Road in 2017 and moved into our forever home in 2019. While looking to move from Zionsville because of rampant building of cookie-cutter houses jammed shoulder-to-shoulder with no concern for frustrating traffic issues, our builder asked, "In a perfect world, what would your new property look like?" After describing our vision, they brought us to this idyllic location. Within 10 minutes of our initial visit to the property, we were met by two does crossing the yard. We immediately agreed to purchase the nearly 3 acres. It is a quiet, cozy, established neighborhood with close proximity to city amenities in an area that we thought was as developed as it would be. We counted on the existence of Washington Park Cemetery, Crooked Creek Elementary School, IFD Station #12, and Broadmoor Country Club to avoid the type of development now being proposed by BIL.

The reasons for my opposition follow.

Environmental:

In the seven years that we have lived here, we have appreciated the area's rolling topography, sheltering tree canopy, and especially the abundant wildlife including deer, foxes, raccoons, coyotes, opossums, minks, and Indiana brown bats. We delight in the annual arrival of baby wood ducks and mallard babies. We enjoy seeing pileated woodpeckers, hawks, owls, and dozens of other bird species. Destroying the existing woodlands at Broadmoor would irreversibly harm our wildlife sanctuary. It would take years and years for newly planted trees to provide the same benefit.

The proposed Broadmoor development is all within what the Indianapolis/Marion County Comprehensive Plan deems an "environmentally sensitive" area. The southern part of the property is in a floodplain. This seems to ignore the most recent City of Indianapolis Flood Damage Prevention Ordinance adopted in August. The destruction of the woodland area and the construction of associated roads, drives and other non-permeable surfaces will cause increased runoff, add to local flooding problems, and aggravate existing sewer problems already on this property.

We have recently documented a significant amount of runoff coming directly from the retention pond on Broadmoor property flowing onto properties adjacent to and across the street from the golf course, causing washouts to neighboring properties as well as sewage overflow.

This proposal is significantly out of character with the surrounding neighborhoods. The zoning for the neighborhoods around the proposed development is currently D-S – Dwelling Suburban District, which requires a lot size of 1 acre per single-family home. This creates a very open and low density neighborhood with one of the oldest existing residential woodlands in the city. Allowing 43 homes to be crammed on essentially 10 acres of land is completely inappropriate for this area.

In this plan, BIL is only planning to sell the lots to recoup their investment. They clearly have no regard for the people who live in this neighborhood, the abundant wildlife, or the character of this established area. Once sold, BIL will not be the home builder or developer, and if the zoning change is approved, the developer will be able to build whatever they want and sell the homes for whatever they can.

The proposed plan is to make a new entrance onto Knollton Road that will not be just an entrance for the proposed 43 new homes, but also the new entrance for the entire Broadmoor Country Club. Knollton Road is a narrow, two-lane secondary road that has no shoulders, no sidewalks, and a significant problem with people speeding. At least 2-3 times a month I am nearly hit by speeding traffic while trying to mow my lawn. The substantial escalation in traffic from the Broadmoor plan would increase risk to residents along Knollton Road as well as other drivers.

Traffic entering Kessler Boulevard from Knollton Road is already challenging. Knollton Road intersects Kessler Boulevard on a reverse curve, which reduces sight distance and renders the intersection more dangerous. The intersection is adjacent to Indianapolis Fire Dept. Station #12 and Crooked Creek Elementary School, creating additional conflicts for traffic flow in the area. The cemetery continually repairs its fencing at that intersection due to accidents, and a guardrail at the fire station needed repair so often, it was removed! Dumping all Broadmoor traffic onto Knollton will significantly exacerbate traffic issues in this immediate area.

This proposal represents the type of greedy development that we hoped to escape by moving to this beautiful area. It will have a dramatic, detrimental, and irreversible effect on the wildlife, environment and character of our neighborhood and surrounding area.

For these reasons, I reiterate my **strong** opposition to BIL's requested zoning change and development plan, and I respectfully implore you to save our neighborhood!

Sincerely,
Kelly Franklin

RE: Rezoning Cases: 2024-ZON-073 and 2024-ZON-073B

My name is Dave Stratman. My wife and I have lived in the subdivision adjacent to Broadmoor Country Club for over 15 years. I highly oppose the rezoning and development plan of the 13.69 acres of the Broadmoor Country Club property currently being proposed by Broadmoor Investments, LLC (BIL). The reasons for my opposition follows.

This proposal is significantly out of character with the surrounding neighborhoods and inappropriate for this area. The zoning for the neighborhoods around the proposed development is currently D-S – Dwelling Suburban District, which requires a lot size of 1 acre per single-family home. This creates a very open and low density neighborhood with one of the oldest existing residential woodlands in the city. D-S zoning envisions generous front yards with trees along roadways that follow the natural terrain of the land. The Broadmoor development plan would destroy almost 8 acres of woodland and remove the large majority of trees in that area. The proposed rezoning would also allow these woods to be replaced by high density housing, with the majority of the planned lots being only 1/17th of an acre.

Many of the families living in our neighborhood have lived here for many decades. Most families who chose this neighborhood were drawn here by the large lots with towering trees and, in some areas, blankets of wildflowers and native plants. The proposed development, composed of only lots with less than 5-foot setbacks for the side yards, would be completely out of character from the surrounding neighborhood and would leave no room for the much more natural setting seen with most of the other houses in the area.

In this plan, BIL is not planning on doing anything more than selling the lots to recoup their investment. Once sold, BIL will not be the home builder or developer and if the zoning change is approved, the developer will be able to build whatever they want and sell the homes for whatever they can.

The proposed Broadmoor development is also all within what the Indianapolis/Marion County Comprehensive Plan deems an “environmentally sensitive” area. While this does not prevent Broadmoor from removing trees or developing the property as they wish, the removal of these woodlands and development of the property should be given extra scrutiny, especially since the southern part of the property is in a floodplain. The addition of 43 homes in such a small area would require the destruction of nearly 8 acres of woodland, thereby eliminating almost the entire tract of wildlife habitat. Removing 8 acres of trees and replacing them with 43 houses and their associated roads, drives and other non-permeable surfaces will cause increased runoff, add to local flooding problems, and aggravate existing sewer problems already on this property.

The proposed plan is to make a new entrance onto Knollton Road that will not be just an entrance for the proposed high-density development of 43 new homes, but also the new entrance for the entire Broadmoor Country Club. In the meeting between the developers and concerned neighbors on August 5th, the BIL members indicated that they planned on closing-off the main entrance to Broadmoor on Kessler Boulevard. This was because the increased amount of traffic on Kessler has made it difficult for members to get in and out of the Club, and to extend the country club’s driving range. That means all traffic into and out of Broadmoor would be routed through this new neighborhood.

Knollton Road, is a narrow, two-lane secondary road that has no shoulders, no sidewalks for pedestrians, and a significant problem with people speeding. The topography of Knollton Road is also rolling, and sight distance concerns are common for traffic exiting onto Knollton Road from adjacent driveways. The substantial escalation in traffic from the Broadmoor plan would increase risk to residents along Knollton Road as well as other drivers.

Traffic entering Kessler Boulevard from Knollton Road is already problematic and challenging with multiple accidents occurring there. Knollton Road intersects Kessler Boulevard on a reverse curve, meaning there are curves in both directions, which reduces sight distance and renders the intersection more dangerous. The intersection is also adjacent to an Indianapolis Fire Department station and Crooked Creek Elementary School, creating additional conflicts for traffic flow in the area, especially during school opening and closing hours. The cemetery continually repairs its fencing at that intersection, and a guardrail at the fire station needed repair so often, it was removed!

This proposed development would create extremely dangerous driving conditions, substantially degrade an "environmentally sensitive" area, increase local flooding, and have a dramatic, detrimental, and irreversible effect on the character of my neighborhood.

I want to thank you for your attention and reiterate that I am totally opposed to this development.

Sincerely,

Dave Stratman

5325 Olympia Dr.
Indianapolis, IN 46228
(317) 374-3776

Blackham, Kathleen

From: Ellen Morley Matthews <e2m2@sbcglobal.net>
Sent: Monday, September 23, 2024 2:04 PM
To: Blackham, Kathleen; Whitaker, Nancy G.; Delaney, Brienne
Subject: 2024-ZON-073 & 2024-ZON-073B

Good Afternoon,

We reside at 5505 Knollton Road, Indianapolis, Marion County, Indiana. **We urge the IMDC Hearing Officer to deny approval of the above referenced rezoning petitions at the public hearing scheduled for December 12, 2024.** Following are just some of the reasons why these petitions should be denied.

Density We are currently zoned D-5 which requires a minimum lot area of one acre. Broadmoor Investments LLC (BMI) is seeking **D-4 rezoning Case#2024-ZON-073** which has a typical density of 4.2 units per acre and **D-511 rezoning Case#2024-ZON-073B** which provides for the smallest single-family lot size, allowing the most density possible at 5 units per acre, a district that should be “judiciously applied” and described as follows: **The D-511 district is intended for small-lot housing formats, primarily for small, detached houses, but also including a mix of small-scale multi-unit building types. This district can be used for new, walkable suburban neighborhoods or for infill situations in established urban areas, including both low density and medium density residential recommendations of the Comprehensive Plan, and the Suburban Neighborhood or Traditional Neighborhood Typologies of the Land Use Pattern Book.**

Traffic BMI’s proposed development would create even more traffic issues/problems than what our neighborhood already has. Knollton Road is a rather narrow two lane road with no shoulders. **BMI’s proposal would route all traffic out onto Knollton Road**, not just traffic in and out of its proposed housing development, but traffic for the Club facility and the golf course as well.

Drainage Years ago Broadmoor Country Club (BCC) created what we were told was supposed to be a dry detention pond, not intended to hold water, but instead BCC created a ‘decorative’ pond with a fountain, incorrectly using the pond and pumping water into it which caused flooding in adjacent properties such as ours and our neighbors.

Removal of Trees and Woodlands

BCC’s undeveloped land is all within what the Indianapolis Marion County Comprehensive Plan deems an “environmentally sensitive” area. The construction of 43 homes on such a

small number of acres would require the **destruction of nearly 8 acres of woodlands**, thereby eliminating the habitat of treasured flora and fauna and forever altering one of the oldest existing residential woodlands in the city. After we purchased our property in 1985 we met with a representative from the Department of Natural Resources to learn about old growth forests in our somewhat *exurban* neighborhood. We were advised that our land, as well as undeveloped acres of BCC, represented some of the last remaining urban forests in Washington Township.

Property Values Our neighborhood is unique in so many ways. The residential architecture of our neighborhood is decidedly eclectic. Our D-S zoning district clearly follows the statement of purpose which is described as follows: **Sec. 731-202. D-S dwelling suburban district regulations. Statement of purpose. The D-S district is intended for use in areas of extreme topography, areas conducive to estate development, or areas where it is desirable to permit only low density development (such as adjacent to floodplains, aquifers, urban conservation areas, within the extended alignment of airport runways, etc.). Of the dwelling districts providing for only single-family dwellings, the D-S district provides the lowest density in the ordinance. The D-S district provides for single-family residential building lots consisting of at least one acre. A typical density for the D-S district is fourtenths (0.4) units per gross acre. This district represents the very low density residential classification of the comprehensive general land use plan. Development plans should incorporate and promote environmental and aesthetic considerations, working within the constraints and advantages presented by existing site considerations, including vegetation, topography, drainage and wildlife.** BMI's proposed development of 43 houses on only 10+ acres not only ignores the intent of our current D-S zoning, but also would potentially reduce the value of every residential property in our neighborhood regardless of its proximity to BCC. This blatant disrespect of our designation as a D-S Zoning District is unacceptable to say the least.

Zoning Regulations BMI's intention to turn BCC's undeveloped property into housing has been in the wind for several years. Although we understand BMI's desire to effectuate a return on its investment, we believe that BMI should respect and abide by the current zoning regulations. To allow such a dramatic shift in the zoning of our neighborhood is patently unreasonable.

In July a concerned neighbors group was formed. The group met with the investors in August at BCC. Since then the group has met regularly in anticipation of the previously scheduled August 29th hearing which was continued to September 26th and now is scheduled for December 12th. We are doing everything that we can to encourage people to send emails to the appropriate people. **We have door knocked and obtained 49 signatures on a petition requesting that the MDC, the Hearing Examiner of the MDC, and MDC Staff deny approval of 2024-ZON-073 and 2024-ZON-073B.** We are working with Indiana Forest Alliance which is helping us generate an electronic petition for a broader audience.

Although we have attempted to convey herein some of the reasons why we are asking the MDC Hearing Officer to deny approval of BMI's rezoning petitions, it is challenging to succinctly state in an email all of the concerns that we and our neighbors have regarding BMI's proposed development.

We appreciate you taking the time to read through this communication.

Ellen Morley Matthews

David C. Matthews

5505 Knollton Road