

From: [Larry Wilder](#)
To: [Blackham, Kathleen](#)
Subject: Case # 2024ZON144, McFarland Farms Neighborhood
Date: Monday, February 24, 2025 7:32:20 PM

My family has lived in this neighborhood for 30+ years. It has been getting congested for 15 plus years now. This housing addition will double the issues we are having now. McFarland Blvd. is like a highway now for traffic to avoid Southport Rd. (Chuckhole Road) and Emerson Ave.
I'd suggest the city fix the roads in this neighborhood correctly instead of using bandaids to fix the potholes before adding additional traffic caused by this housing addition.

Sent from my iPhone
Larry Wilder
7142 Tarragon Court

From: [Oberting, Keri 160](#)
To: [Blackham, Kathleen](#)
Subject: Public Zoning Hearing - Case Number 2024ZON144
Date: Tuesday, February 25, 2025 9:31:58 AM
Attachments: [image001.png](#)

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

Good Morning,

I will not be able to attend the hearing on February 27 so I wanted to send an email with my concerns.

I live in McFarland Farms Neighborhood.

- The green space that will be destroyed forcing the wildlife that lives there to be homeless is my main concern. We actually have a pair of bald eagles that live in this green zone and it's pretty amazing to see them fly around our neighborhood.
- I'm also concerned about our infrastructure. More residents will put increased pressure on the roads, utilities and schools making everyday life difficult for current homeowners.

Thank you for reading my concerns,

KERI OBERTING

BUSINESS DEVELOPMENT MANAGER,
GLOBAL CORPORATE ACCOUNTS
keri.oberting@gilchristsoames.com
M +1 317 491 8226

GILCHRIST & SOAMES®

From: [DeWight Anderson](#)
To: [Blackham, Kathleen](#)
Subject: Concerning 7500 S. Sherman, Case # 2024ZON144
Date: Tuesday, February 25, 2025 1:29:53 PM

Dear Ms. Blackham,

We, DeWight and Deborah Anderson, are unable to attend the 2/27/2025 zoning hearing about 7500 S. Sherman Drive, Case Number 2024ZON144. Therefore, we are sending you this email expressing our concerns about rezoning this property.

We have lived at 4249 Bay Leaf Circle since 10/31/1992. We raised our daughter here and continue to enjoy visiting with our neighbors, which now includes many young families as we were in 1992. Our neighborhood is extremely family friendly with sidewalks, wide streets, large yards, a community pool, playground and tennis courts. Children and adults regularly are walking, jogging, cycling, and playing outdoors. Many on bicycle and jogging travel on our streets since so many walkers are on the sidewalks.

We also have a large amount of the Chin families in our neighborhood. We have interacted with their children often since they love petting our 2 dogs when we are on walks. Many of the Chin parents have limited use of the English language. I had tried to talk with them about watching their children with the increased traffic when Emerson Avenue construction was causing increased vehicular travel through our neighborhood. Communication was very difficult with the at-home parent; I did encourage the children to be vigilant with traffic as they rode their bicycles and crossed the street.

Therefore, we have grave concern over the use of our neighborhood for 2 of the 3 entrances planned for the Davis Homes development at 7500 S. Sherman. Not only will the heavy construction traffic be a great danger, but the immense increase in the amount of vehicles using our neighborhood as a throughway will place us and our neighbors in harm's way.

Our streets are also aging. We already have an abundance of large cracks in our pavement. Adding all this heavy equipment and huge amount of vehicles will certainly push our already-cracked streets onto the huge list of pothole-filled neighborhood streets that the city is unable to maintain. The current sad status of Southport Road and Stop 11 Road filled with dangerous pot holes is a constant reminder of what our streets will become if this rezoning is allowed. Our neighborhood already suffered through the widening of Emerson Avenue, where many used our streets as a detour. Stop signs and speed limit signs did not prevent these vehicles from speeding through our neighborhood.

The property at 7500 S. Sherman used to be a tree nursery. There is a huge amount of wildlife living in there. We have seen foxes, deer, coyotes, rabbits, squirrels, eagles, and even a wild turkey all in our yard. It was last summer that an eagle swooped down into our yard to check out our Shelties. Davis Homes said their arborist checked for eagles' nests and did not find any. It would be interesting to see what a specialist would find. We did not go on the property to check for the nests since that would be trespassing. However, that property is the only untouched area for miles, making it the likely source of the home for all the wildlife.

Our neighborhood has already had flooding issues. This concern prevented a previous zoning for apartments and a senior facility at a parcel next to Southport Presbyterian Church on McFarland Boulevard. Zoning was only allowed for the senior facility. Now with this possible home development destroying a green space that helped with absorbing precipitation, flooding will certainly become an issue. It is obvious that the original owner never desired for this property to be developed. Yes, neighborhoods, including mine, surround 7500 S. Sherman. It would be a blessing to keep the property as is, a natural habitat for the wildlife of Marion County and an undeveloped area full of trees and plants to accept precipitation and carbon dioxide.

We, DeWight and Deborah Anderson, vote no to rezoning this property.

We apologize that we are unable to attend this hearing in person. Doctor appointments are difficult to reschedule without months of waiting. We thank you for your time used in reading and considering this email.

Sincerely,
Dewight Anderson
317-636-2383

Deborah Anderson
317-287-4720

February 19, 2025

Indianapolis Metropolitan Development Commission
Attn: Ms. Kathleen Blackham

Opposition to 2024ZON144: Protecting McFarland Farms and Valuable Greenspace

Dear Staff and Zoning Commission,

On behalf of 422 homeowners in McFarland Farms, contributing over \$1.7 million in taxes, we oppose the 2024ZON144 proposal by Davis Homes to develop 137 homes on 61.55 acres of untouched southside greenspace. This landlocked parcel, surrounded by four housing additions, would rely on our 35-year-old streets for access, posing severe risks to our community. Below are our key concerns:

1. **Traffic and Connectivity:** Our streets, not linked to main roads, would face increased traffic from this development, endangering safety. The provided traffic study (Jan/Feb) is was inadequately conducted in winter when activity is low, it ignores key intersections (e.g., Tarragon/Saffron, Mint/Santolina) and underestimates impacts on our winding roads.
2. **Safety:** With 80% of our homes housing families with young children, added traffic heightens risks of accidents on streets lacking direct stoplight access.
3. **Flooding and Drainage:** Our area already suffers from flooding and standing water; connecting to this site would worsen these issues, especially along flood-prone yards and intersections.
4. **Greenspace Loss:** This 61.55-acre parcel is a rare southside habitat for wildlife (e.g., eagles, rare bats, deer, coyotes, cranes). Development threatens biodiversity as greenspace dwindles.
5. **HOA Burden:** Our HOA maintains a pool, tennis/basketball courts, and 13 acres of common areas, plus snow plowing. The new development's sole amenity (a trail) would strain our resources, with traffic funneled our way due to Holly Hills' lack of an HOA or amenities.
6. **EMS, Schools, and Hospitals:** IFD #35, IMPD, overcrowded schools, and hospitals would face slower response times and greater strain from 137 additional homes, accessed only through our streets.

We urge rejection of this rezoning or, at minimum, require:

- No connection to McFarland Farms.
- A 40-50 foot tree buffer along our boundary.
- A spring traffic study for accuracy.
- An independent spring/summer wildlife study.
- An independent hydrological study on flooding/stormwater.
- An environmental impact assessment for wildlife/wetland mitigation.

The irreversible costs of this plan outweigh its benefits. Protect our community and this greenspace.

Sincerely,
McFarland Farms Property Owner's Association Board of Directors

Metropolitan Development Commission

Suite 1842, City County Building

200 East Washington Street

Indianapolis, IN 46204

Re: Case #2024-ZON-144

I am writing as a public official against the proposed development intended for the area near 7500 South Sherman Drive. There is already enough residential development in this area. This development will only add to the traffic congestion in this area.

I therefore am against the approval of this petition as filed.

Thank you for your consideration in this matter.



Michael Dilk

City County Counselor, District #24

cc: McFarland Farms HOA

Blackham, Kathleen

From: Jocelyn Mappes <jortez1194@gmail.com>
Sent: Wednesday, February 19, 2025 11:44 AM
To: Blackham, Kathleen
Subject: Rezoning Opposition to 7500 S. Sherman Dr.
Attachments: Rezoning Opposition Document.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 Kathleen,

We, the undersigned residents of McFarland Farms, Holly Hills, and surrounding neighborhoods, formally oppose the rezoning request for 7500 S. Sherman Dr. to accommodate a 137-home residential development. Our concerns are based on substantial evidence regarding traffic congestion, public safety, emergency response limitations, school overcrowding, environmental impact, and overall community strain.

Please see the enclosed document that highlights our position.

All My Best,

Jocelyn Mappes

email: jortez1194@gmail.com

Blackham, Kathleen

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Please see the enclosed document that highlights our position.

All My Best,

Jocelyn Mappes

email: jortez1194@gmail.com

Blackham, Kathleen

From: Leslie Cuma-Fontaine <leslie.cuma@gmail.com>
Sent: Tuesday, February 11, 2025 3:52 PM
To: Blackham, Kathleen
Subject: Photos of species at McFarland Farms/7500 S. Sherman Dr

Follow Up Flag: Follow up
Flag Status: Flagged

Kathleen,

Good afternoon! I wanted to provide some evidence of the animals that are using 7500 S. Sherman Drive as their habitat. I have tried to find photo evidence of some of the state protected species, but the bats and owls are quite difficult for the amature to find and photograph, as are the cranes or herons in the winter months.

I have attached pictures of the Bald Eagle and a Blue Heron.

What we are requesting is that an assessment be completed of this property to ensure there are no state or federally protected species and their habitat at risk of being destroyed if the land were to be rezoned and developed. We asked this of the developer at the meeting they held, but they would not agree to any further assessments of the property.

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Herron2.jpg



Herron3.jpg



Herron4.jpg



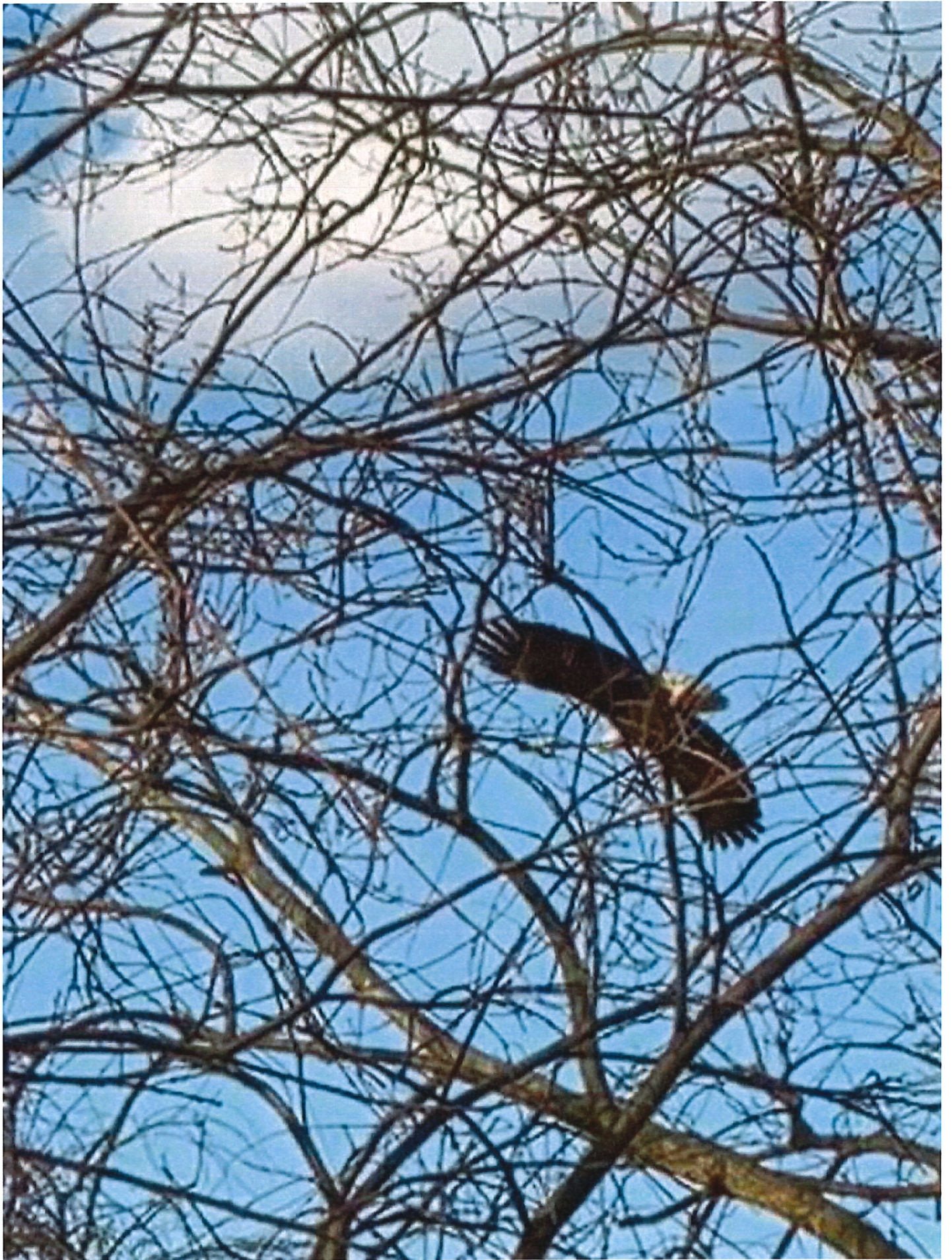
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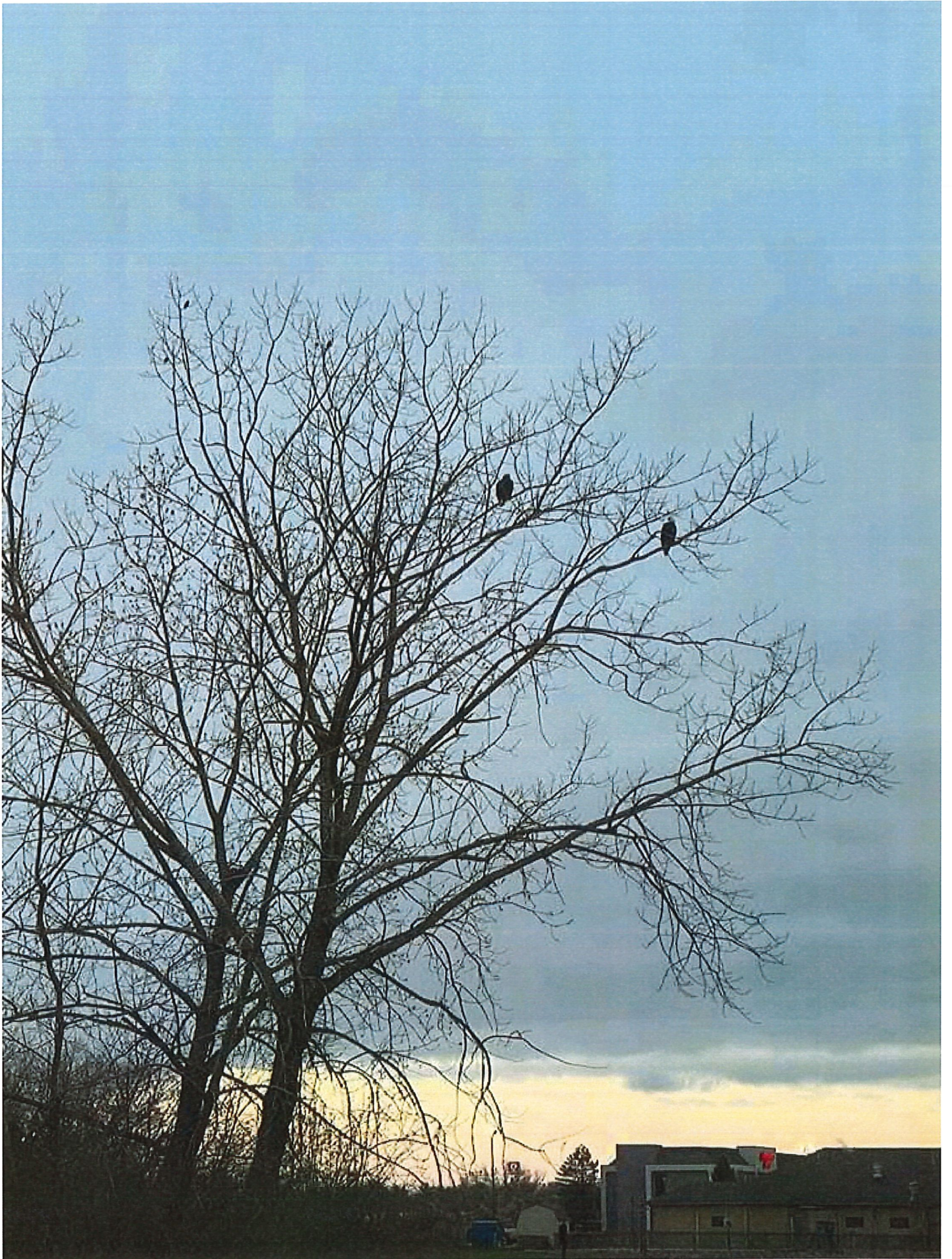
Thank you for time and consideration.

Peace,
Leslie Cuma-Fontaine





















Blackham, Kathleen

From: Jarom Jameson <jaromj94@gmail.com>
Sent: Tuesday, January 28, 2025 1:05 PM
To: Blackham, Kathleen
Cc: h90@iga.in.gov; senator.carrasco@iga.in.gov
Subject: RE: 2024-ZON-144 rezoning

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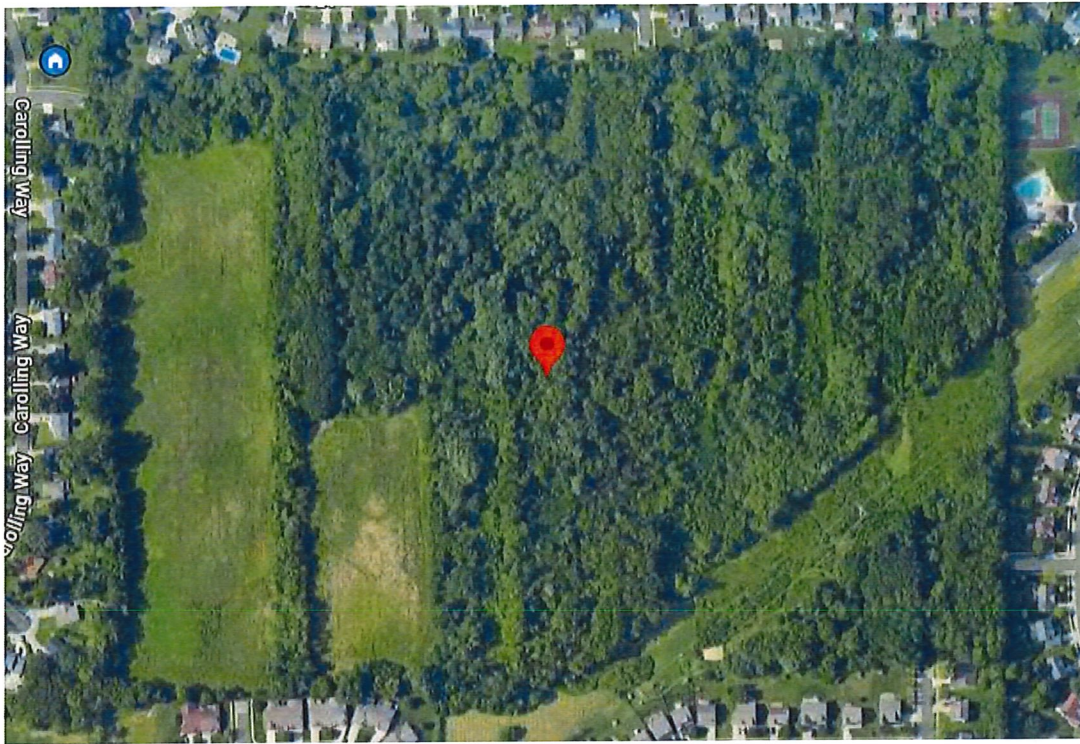
To whom it may concern,

This email is imperative to the Indianapolis government's decision for rezoning 60+ acres of [7500 s Sherman Avenue, Indianapolis IN.](#)

I am a resident of a property that is directly connected to the above property. I have a background in environmental economics and I frequent nature in the area. As such I have first hand accounts of bald eagle sightings, which is a concern as they are federally protected by the [Bald and Golden Eagle Protection Act](#). This is heavily penalized with monetary violations as well as prison durations by the U.S. Fish & Wildlife Service.

The previous owners, Eugene and Elsie Daulton, have been owners of the land for the past 50 years and recently passed away. As this property is being rezoned after a short period of the parents passing, I believe the rezoning of this land is to sell for monetary gain. If money is the incentive, there are [land conservation groups](#) that will pay for the rights of the use of land while the original owners still retain ownership of the land.

Please protect this ecosystem that hasn't been disturbed for decades. Adding protections or even elevating to a city/state park would greatly assist in retaining the biodiversity in an already saturated housing area. Housing in this area is not at a critical state that requires the destruction of a protected population as there is plentiful fallow and unused farmland within a 5-10 mile radius of this location. If there is still a need, there is an already cleared area on the western part of the property that can be used seen below.



Best regards,

Jarom Jameson

Blackham, Kathleen

From: jlhuber12@icloud.com
Sent: Friday, January 17, 2025 10:43 AM
To: Blackham, Kathleen
Subject: Question about 7500 S. Sherman Drive

Hello! My name is Jen and I live on Caroling Way. My property butts up to the field that is being proposed for a housing development.

Can you send me sketches of plans for this development? Many of the homes along Caroling experience flooding every time it rains heavily, and adding houses to this field might only make it worse. If housing is built, are there plans for a retention pond? The corner of the field behind my house is always wet and water stands in it for days.

Thank you,
Jen