

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.

 BE 1.jpg

 BE2.jpg

 BE3.jpg

 BE4.jpg

 BE5.jpg

 Herron 1.jpg



Herron2.jpg



Herron3.jpg



Herron4.jpg



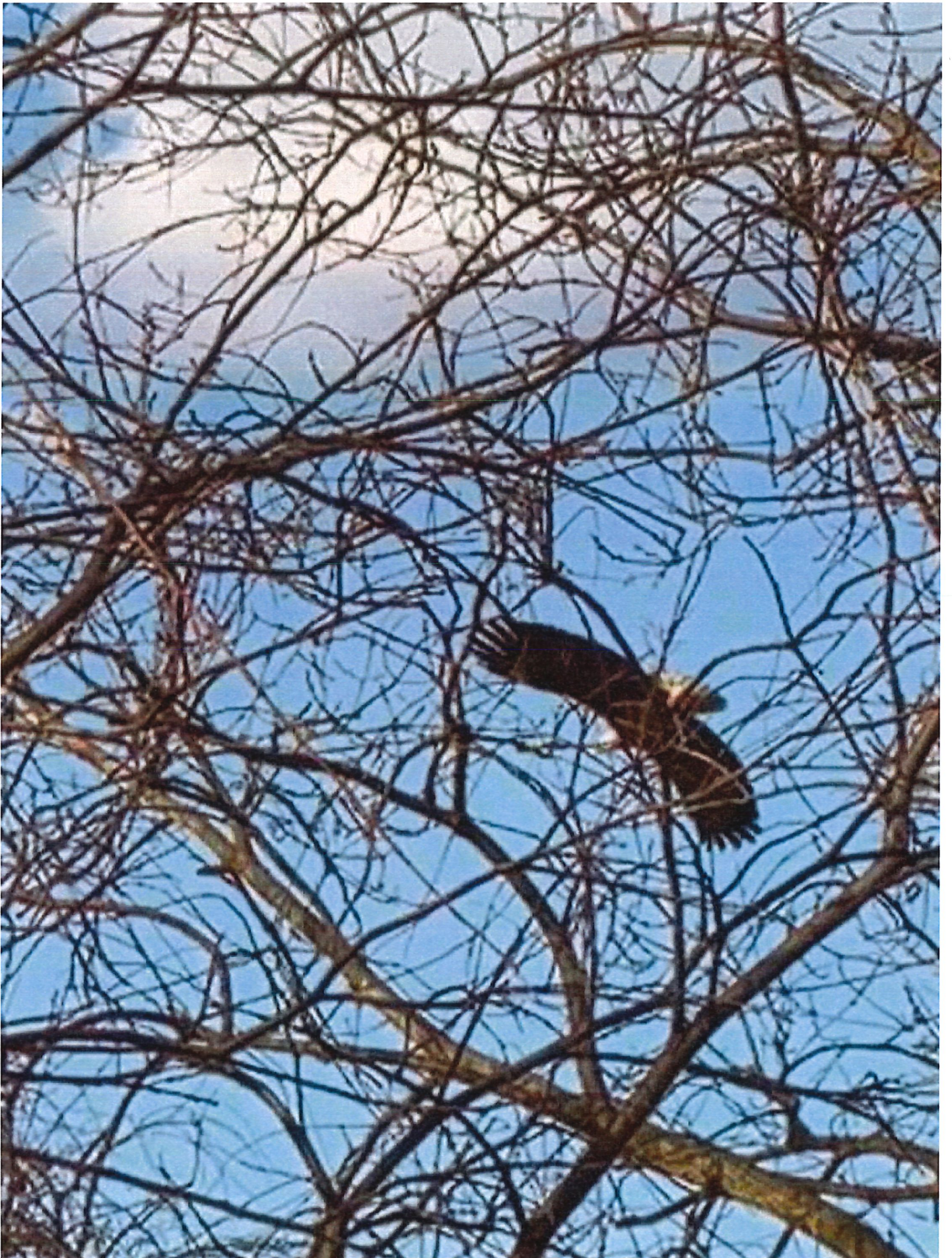
Professional image.jpg

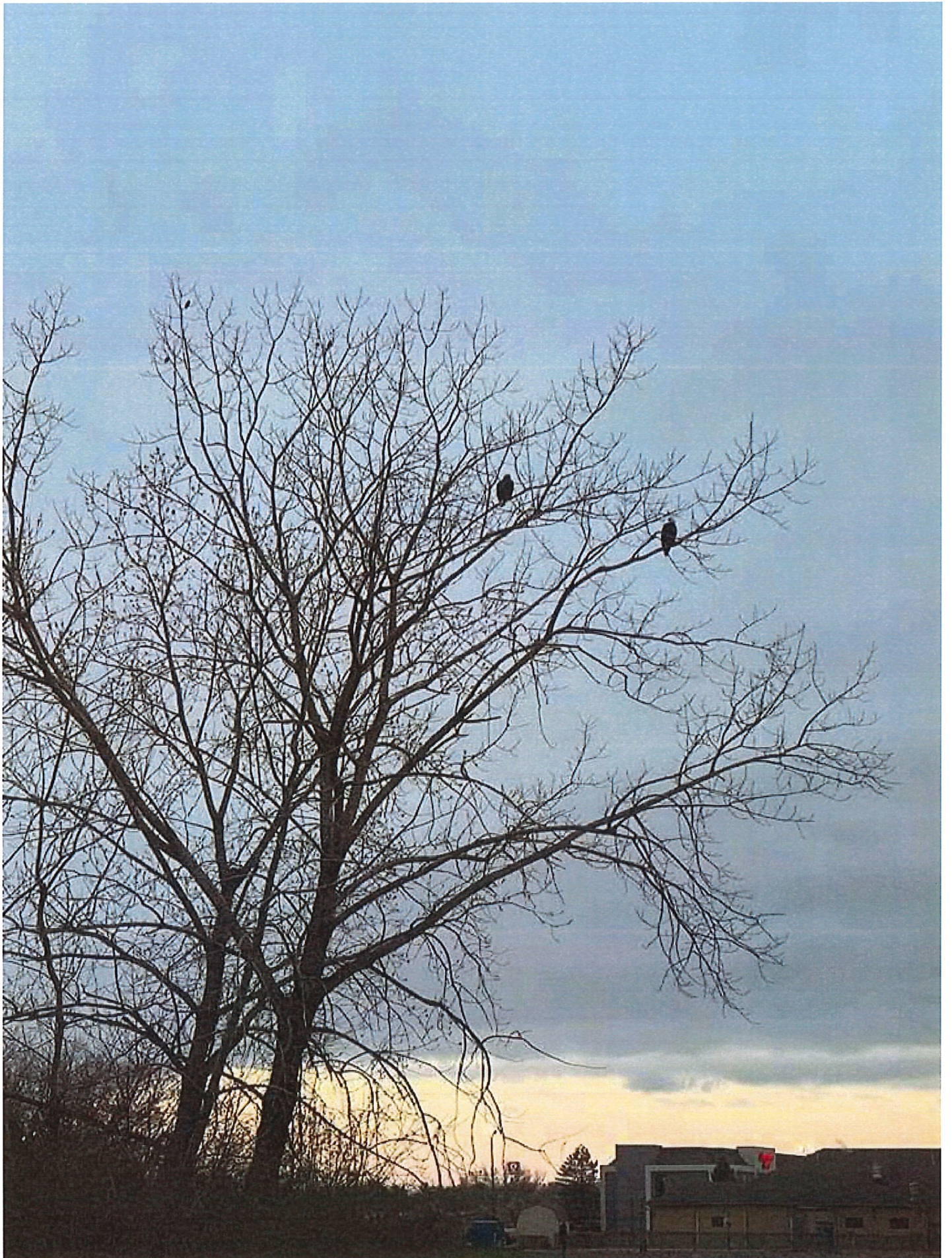
Thank you for time and consideration.

Peace,
Leslie Cuma-Fontaine



















From: [Valerie Tamblyn](#)
To: [Blackham, Kathleen](#)
Subject: Concerns and opposition comments - 2024ZON144 hearing - adjacent property owner who cannot attend Thurs
Date: Wednesday, February 26, 2025 4:54:18 PM

Valerie Tamblyn
7635 Carolling Way
Indianapolis, IN 46237
February 26, 2025

Dear Ms. Kathleen Blackham,

I am writing to bring to your kind attention my concerns about the impact of the rezoning and clearing outlined for 2024ZON144. Unfortunately, I am unable to attend the hearing tomorrow due to a medical issue, so I am detailing my concerns in this email.

As a taxpayer, landowner, and concerned citizen who has had this rezoning-request property as an “extension to my back yard” for over 40 years, I would like to share my perspective on these proposed rezoning plans. My concerns include the impact on endangered species, the need to increase lot sizes to match the housing in adjacent subdivisions, and concerns on poor area drainage and roads/traffic. I want to go on record that I am opposed to the rezoning until these issues are resolved.

1) Endangered and Protect species birds in the wooded area

I believe it is imperative that a thorough environmental impact assessment be conducted to ensure the protection of endangered species. I live adjacent to the field and hear barn owls and see bald eagles on a regular basis – both are endangered or federally protected bird species. Clearing this wooded area will also cause a displacement of other woodland animals into neighboring backyards for their survival. This displacement brings personal health risks from tick infestations from deer and unexpected contact and confrontation with wild coyotes, racoons and foxes.

2) Need for Increased Lot sizes which do not match adjacent area

To maintain the character and aesthetic of the community, it is essential to increase the lot sizes to match those of the neighboring areas. This will ensure a harmonious integration of new developments with the existing community. The planned lots are not sized to match the houses that are immediately adjacent, appearing more like densely packed row houses with little or no yards. Both McFarland Farms (north side) and Holly Hills (west) have large, generally two-story houses with big front, side, and back yards. Adopting the developer’s high density housing plan will decrease our property value. It will likely force an increase in our property taxes to support the new, additional strain on the city-provided resources that are understaffed for this increase.

3) Traffic issues; no south exit for the vast majority of homes

I believe there needs to be a traffic flow study for safety and the impact of all the added

traffic. The roads in the area are not wide enough for emergency vehicles and cars to pass one another without stopping and moving to the side of the road. In addition, these newly added, more “apartment-like” housing will severely strain our small subdivision with over double the traffic. Heavy construction traffic will likely crack the roads in our subdivision and the roads will need repairs during and after construction finishes. Also, there is serious safety concern that there is no outlet for the newly proposed central area to the south or east. Should there be a serious fire or gas explosion, as in Richmond Hills, there would be no way we could all get out or that fire trucks could get in while we are all trying to exit.

4) Drainage issues exist, especially on the south end of the field

Existing drainage issues for me and my close neighbors have been brought on from the construction to the south of the field with the last housing addition. Now it just takes a 1 ½ inch rain to bring large pools of water half-way up the backyard. It would be helpful to know that the drainage issues are not just going to be a one-off and that the newly planned pond is not the only answer. Serious runoff will be created from all the new concrete area that is all “uphill” from my house. I would like access to talk with the drainage engineers on how they plan to ensure that the watershed is mapped and completely handled.

Specifically, I would like to request the following actions be taken as I feel that they all impact the value of our houses and the health and safety of our neighborhood:

1. Conduct an Impact study on the wildlife in the wooded area and do not change the size of the forested area until there is a plan to address both the endangered species and a way for the wildlife to survive and thrive without roaming into the neighborhood and causing both environmental damage and related health/safety issues.
2. Zoning commission imposes a constraint on the builder to match lots sizes and house requirements of any new houses to the existing and *adjacent* McFarland Farm/Holly Hill houses and make them all single-family dwellings with front, side and back yards. Keep it consistent with the existing neighbors, and lower the number of proposed new homes on this land.
3. Get a traffic flow plan and confirm the road structures are sufficient for the volume of traffic including emergency vehicles. Ensure that construction-related road damage is repaired as it happens. Impose a restriction that the developer must create/add a road or two safety exits to the south and/or southeast, not just all the traffic exiting north and west and pressurizing the intersections at Sherman and Stop 10.
4. Ensure electric power, water/sewer, police and fire services are aware and agreeable for the new workload.
5. Ensure that the already serious drainage issue is *really* addressed, as just adding a pond may not be the whole solution, especially if the wooded area is

cleared. A new pond will attract wild geese and add a water danger. The plan should not just shunt all the drainage water to the south of the development, as we are already in standing water. The developers are adding significant concrete and removing trees that would use excess water runoff. Also, there needs to be a plan to address the safety issues that adding a retention pond to the neighborhood entails.

6. Ensure a policy of Homeowner Safety plan that ensures that, during construction and afterwards, my/our house and property, which is adjacent property, is not damaged or flooded by the developer. I want to know that they are not damaging my property just to build it quickly or save their expenses. I don't want some developer's heavy equipment taking a 'short-cut' through my backyard and thinking they will just repair it later after we have to file a lawsuit.

I believe that taking the time to carefully consider these factors will lead to a more sustainable and community-friendly development plan. It would be helpful to have more information and planning time before this rezoning is locked in and the developer's plan accepted.

I appreciate your time and attention to these important safety matters and look forward to hearing back from you about the steps being taken to address this issue.

I reiterate that I am opposed to the rezoning until many of these issues have been answered publicly and addressed with the neighborhoods directly impacted by this decision.

Again, thank you for your time and consideration. You have my permission to read this at the hearing, but please do not share my email address with others without asking me first.

Sincerely,

Valerie Tamblyn

From: [Marion Hayworth](#)
To: [Blackham, Kathleen](#)
Subject: Rezoning at 7500 S. Sherman Drive
Date: Wednesday, February 26, 2025 4:33:26 PM

I own a home in the back of LaScala Villas. I very much oppose the rezoning proposed in the above mentioned petition for a number of reasons.

Personally, should there be a drainage problem for any reason or the pond overflow it would directly affect my property. The drawing I have seen appears to have two ponds at my backdoor. I moved here 19 years ago and have appreciated the open space behind my house where there is wildlife including a deer herd. How little open space we have for wildlife these days.

In addition, we don't need more families causing more traffic problems, increase on emergency responders, pressure on roads and utilities and especially increasing the population on our already overcrowded schools in this area. There are other reasons but these come to mind now.

Please consider turning down the request to build this community.

Respectfully submitted,
Marion Hayworth
7755 Rosa Drive
Indianapolis, IN 46237

From: [Cynthia Estes](#)
To: [Blackham, Kathleen](#)
Subject: Save Southside Green Space
Date: Wednesday, February 26, 2025 5:17:12 PM

I am a resident of McFarland Farms and I urge decision-makers to reject the rezoning and clearing of the property at 7500 S Sherman Drive, Indianapolis, IN 46237. This land, a rare natural sanctuary in our suburban area, deserves thoughtful consideration and the voices of the people it impacts.

Cindi Estes 
Co Owner Artistic Colors Face Painting Co.
Indy Decorative Artists Club Corps
C and J Designs Owner
DecoArt Helping Artist
Dynasty Brush Brand Ambassador

From: [Leslie Cuma-Fontaine](#)
To: [Blackham, Kathleen](#)
Subject: 2024-ZON-144 flooding photos
Date: Sunday, February 16, 2025 5:01:05 PM

Kathleen,

I wanted to provide photos of some of the flooding we have faced in our neighborhood, and specifically at the Saffron and Tarragon intersection. Photo 3 is a picture at that intersection. Photos 6 and 7 are taken at 4443 Tarragon Drive, two homes away from Saffron and Tarragon intersection.



Flood1.jpg



flood2.jpeg



flood3 - saffron and tarragon.jpeg



flood4.jpeg



flood5.jpg



flood6.jpg



flood7.jpg

Peace,
Leslie Cuma-Fontaine

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: [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

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: [Ashley Tuttle](#)
To: [Blackham, Kathleen](#)
Subject: McFarland Farms zoning hearing meeting 2/27/25
Date: Tuesday, February 25, 2025 7:21:35 PM

Kathleen,

I am a resident of McFarland Farms. I do NOT support the proposed development of the property adjacent to our existing neighborhood. I oppose this development for the following reasons:

- **Severe Traffic Congestion** – With limited road access, more houses mean hundreds of extra cars cramming into already busy streets. No major road expansions are planned to handle the increase. The traffic now through our neighborhood is at capacity.
- **Strain on Police & Fire Services (IMPD & IFD)** – More homes will increase demand on emergency responders, leading to slower response times when seconds matter.
- **Overloaded Infrastructure** – More residents will put increased pressure on roads, utilities, and schools, making everyday life more difficult for current homeowners.
- **Loss of One of the Last Open Green Spaces** – While traffic and infrastructure are the biggest concerns, this land also serves as a natural flood barrier and wildlife habitat that will be permanently lost.

Thank you,
Ashley Tuttle

From: [Jerry Wilson](#)
To: [Blackham, Kathleen](#)
Subject: Zoning hearing 2024ZON144
Date: Wednesday, February 26, 2025 11:38:16 AM

Kathleen,

I have serious concerns about this zoning issue.

My street, Saffron Drive is already over trafficked and is falling apart and if i see it correctly it will be a direct street into the new area. Too many kids playing on this street as well. Southport Road already gets backed up at the entrances to McFarland Farms and I65.

This is not in the best interest of the McFarland Farm residents, some like myself who have lived here for over 35 years.

Sincerely,

Jerry Wilson

Mobile: 317-517-0644

e-mail: jerrydwilson2@gmail.com

From: kathywilson@reagan.com
To: [Blackham, Kathleen](#)
Subject: Oppose McFarland Farms rezoning
Date: Wednesday, February 26, 2025 12:29:41 PM

Dear Ms. Blackham,

I am a 34 year resident in McFarland Farms. We have been fortunate to have maintained a beautiful neighborhood for all these years. Unfortunately, rezoning efforts like these threaten to reduce the beauty and sustainability of our neighborhood. Overcrowding is NOT desirable for anyone. Please leave our peaceful neighborhood as it is. PLEASE do not add to the traffic congestion and strain on our police and fire services, as well as, our schools.

We implore those making decisions about our daily lives to please consider our wishes and reject this request for rezoning!

With best regards,

Kathy Wilson

Saffron Drive
Indianapolis, IN 46237
kathywilson@reagan.com



February 27, 2025

Via Email: Kathleen.Blackham@indy.gov

Kathleen Blackham, Senior Planner
Indianapolis Department of Metropolitan Development

RE: Please Reject Rezoning Petition for 7500 S Sherman Drive, 2024-ZON-144

Dear Ms. Blackham,

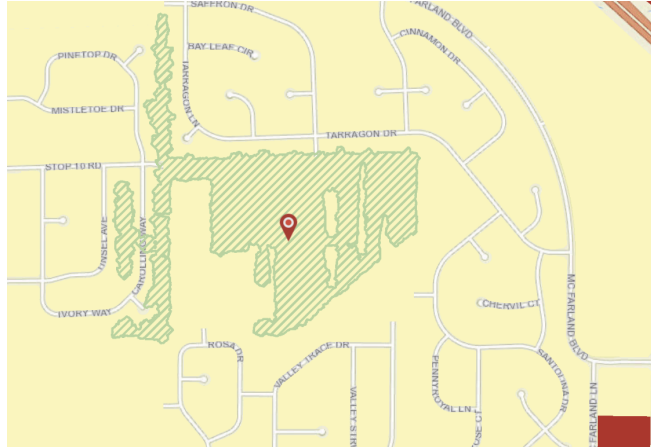
The Indiana Forest Alliance has long established our Forests for Indy campaign, working to preserve the urban forests of Marion County. We hope to work with residents, elected officials, city employees, and developers to protect Indianapolis's at-risk, privately owned urban forests.

We stand in solidarity with the residents of McFarland Farms and neighboring Southside communities in Perry Township. We ask you to reject the rezoning and clearing of the property at 7500 S Sherman Drive, Indianapolis, IN 46237.

According to our research, the sizeable forest at 7500 S Sherman Dr is one of 85 privately owned urban forests in Marion County between 50 to 99 acres in size. Our ranking scale for Marion County Urban Forests (good/better/best), rates this forest as a high-quality, "better" urban forest. In the screenshot below, blue indicates the best remaining 100 urban forests in Marion County, while dark green also indicates high-quality urban forests. Please see the image below from our urban forest map of the 7500 S. Sherman Drive property.



Meanwhile, the City of Indianapolis' comprehensive plan calls this urban forest "environmentally sensitive." This designation means that there are high-quality woodlands, wetlands, or other natural resources that warrant protection. The Environmentally Sensitive designation was given by planners to prevent or mitigate potential damage to these areas resulting from development activities. Please see the screenshot of the comprehensive plan's Environmentally Sensitive designation overlay of 7500 S. Sherman Drive.



Urban forests are critical for our quality of life in Indianapolis. Please recommend the rejection of this rezoning, **2024-ZON-144**.

Sincerely,

Mike Oles
Director, Forests for Indy
317-281-0568
mike@indianaforestalliance.org



United Northeast Community Development Corporation
6002 East 38th Street, Suite 1907, Indianapolis, IN 46226
317-546-6240 | www.unecimpact.org | @anuimpactindy

February 24, 2025

Kathleen Blackham
Senior Planner
City of Indianapolis Department of Metropolitan Development
200 E. Washington Street, Suite 2042
Indianapolis, IN 46204

Dear Kathleen:

As Interim Executive Director of the United Northeast Community Development Corporation (UNEC), I fully support your decision not to support the proposed project at Devington Plaza. Our organization strives for development within the Northeast Corridor. We collaborate with the community and developers to create the best project for everyone's benefit. It's troubling that Skysoar has not substantially collaborated with the community to address the proposed multiunit housing at Devington Plaza. Historically, Devington has been a commercial hub for the surrounding communities to meet, shop, and eat. The current owner has severely neglected the property, requiring urgent community-supported action.

The community's vision entails a renaissance for the shopping plaza to benefit the surrounding community. Ashley Gurvits, my predecessor, coined the term Devington as a destination when developers started to show interest in the property several years ago. Today, that mantra continues to guide the intent of the surrounding neighborhoods. They would like to see cooperation with the developer to make that vision a reality. Over the past several months, the community has organized through the Devington Taskforce to ensure its vision becomes a reality. They have held two town halls, garnering the opinions of neighbors in the area through surveys, a Facebook page, and the press.

Skysoar has proposed a project that has not met the community's goals. They have on file a proposed project that would increase the area's density by adding 525 units of apartments in the Devington commercial property. There are proposed retail aspects, but that seems to be a small portion of a much larger housing project. Housing is vital to the Indianapolis community, but a balanced approach must also consider the community's needs. Unfortunately, due to a lack of action from the developer and reports from the Devington Taskforce, which I sit on, there seems to be no interest from the developer in changing the significant housing portion of their proposed project. Therefore, as the Interim Executive Director of UNEC, I cannot support the proposed project provided by Skysoar. I intend to fully support the efforts of the Devington Taskforce and their goal to make Devington Plaza a destination for old and new community members to enjoy.

Respectfully,

Gregory A. Garrett

Gregory Garrett
Interim Executive Director
United Northeast Community Development Corporation



Dear Brendon Park Civic Association,

Re: Letter of Support to the Brendon Park Civic Association in denial of Skysoar plans for Devington Plaza

Cathedral High School hereby stands in support of the surrounding communities and the Brendon Park Civic Association to deny the request and plans from Skysoar for the Devington Plaza shopping center to be rezoned from commercial to multi-housing residential.

Cathedral is a community partner whose goals are to help improve safety, security, accessibility and vitality of the surrounding neighborhoods.

Skysoar's plans for Devington Plaza for development plans will severely limit Cathedral's use of the existing parking lot at Devington Plaza for Friday night football games at Arlington Middle School. On average, Cathedral's football games bring 2000-4500 spectators and fill all of Arlington Middle school parking, as well as Devington plaza parking. Those spectators provide an economic impact to local businesses.

If Devington Plaza were to be rezoned for housing, Cathedral will be forced to find other locations for Friday night football games.

Sincerely,

Rolly Landeros
Chief Operating Officer
Cathedral High School

February 26, 2025





3951 N. Meridian, Ste. 100, Indianapolis, IN 46208
P 317.685.8800 F 317.686.4794

WWW.HECWEB.ORG

February 26, 2025

Via Email: Kathleen.Blackham@indy.gov

Kathleen Blackham, Senior Planner
Indianapolis Department of Metropolitan Development

**RE: Public Comments of the Hoosier Environmental Council on the Rezoning
Petition for 7500 S Sherman Drive, 2024-ZON-144**

Ms. Blackham,

Please accept these brief public comments on behalf of the Hoosier Environmental Council (HEC) regarding the rezoning petition, 2024-ZON-144 (Petition), submitted by Eugene and Elsie J. Daulton (Applicant) to rezone 61.55 acres from the D-A to the D-3 district to build a subdivision at 7500 S Sherman Drive. HEC respectfully requests that the Petition be continued or denied so that the community, staff members, wetland experts, and elected officials can continue a dialogue to determine the best choice for this 61.55-acre parcel of high-quality forests and wetlands.

ABOUT HEC

Founded in 1983 as an Indiana not-for-profit organization, HEC works towards a healthy environment and sustainable economy for our state. To that end, one of HEC's core environmental initiatives is to track regulatory permits and petitions in the state of Indiana to promote the responsible development of our wetlands, rivers, streams, and forests, all of which are vital in maintaining clean water resources. The Petition will permanently impact wetlands and forests in Indianapolis, and therefore, the Petition is of interest to HEC.

CONCERNS

There exists an urgent need to conserve high quality natural spaces such as wetlands and forests in Indiana to protect human health in the face of an increasingly unstable climate. Preserving these ecosystems is essential not only for mitigating local climate impacts like flooding but also for promoting the health and wellbeing of communities, ensuring cleaner air, safer water, and healthier environments for all.

Since the Sackett v. EPA decision in 2023 and the enactment of Indiana's State Regulated Wetland Law, SEA 389, in 2021, Indiana has lost a significant number of wetlands, posing a serious threat to the future of our water resources. Indeed, Indiana is reported to have some of the worst water quality in the nation.¹ Like wetlands, Indiana's forests have also experienced tremendous losses, primarily due to clearing for agriculture and development. Many wetlands and forests are located on private property and are therefore left largely unprotected and open to development, as is the case here.

Wetlands and forests serve as critical forms of landscape scale green infrastructure that protect us from flooding, improve our water quality, recharge our water supplies, and absorb carbon from the atmosphere. Wetlands play a disproportionately large role in supporting biodiversity but remain as some of the most threatened ecosystems worldwide. Forests help to reduce the sometimes serious and life threatening problems such as urban air pollution and heat stress. The loss of wetlands and forests exacerbates water pollution, leading to deteriorating water quality, which can have serious public health implications, especially for drinking water supplies and recreational water activities. Therefore, it is imperative that the city considers whether it can afford to lose these natural spaces.

The area to be rezoned is considered a high quality, environmentally sensitive area. According to city documents, the 61.55 acres is located with the Environmentally Sensitive Areas (ES) Overlay area. The ES Overlay is "intended for areas containing high quality woodlands, wetlands, or other natural resources that should be protected. The purpose of this overlay is to prevent or mitigate potential damage to these resources caused by development."

Because the Petition hinges on approval before any environmental studies or water permits are secured, the development may be approved prematurely without a full understanding of the quality or value of these wetlands and forest. However, even the city's own review acknowledges that "much of this site is covered by high quality woodlands, specifically identified as Forest Alliance Woodlands, with wetlands scattered throughout the site."

If the ES Overlay is intended to protect, prevent, or mitigate potential damage to high quality natural resources, which the city acknowledged exists on site, it seems counter intuitive to approve a development that will contribute to deforestation and encroach and build on sensitive ecosystems such as wetlands.

Undisturbed natural areas containing both forests and wetlands within highly developed, sprawling cities such as Indianapolis are rare. The 61.55 acres at issue has been sitting undeveloped since at least 1941, a period of 84 years.² Conversion to some type of

¹ The Clean Water Act at 50: Promises Half Kept at the Half-Century Mark, Environmental Integrity Project (2022). <https://environmentalintegrity.org/wp-content/uploads/2022/03/CWA@50-report-EMBARGOED-3.17.22.pdf>.

² Data provided by Historical Aerials, <https://www.historicaerials.com/viewer>.

agriculture is apparent in 1956, meaning that the area may have been devoted to some agricultural use for a period of at least 69 years and is the earliest evidence of disturbance.

Agricultural lands can serve as critical wildlife habitat, especially in cities where natural areas are rare. However, this specific parcel of land has more recently transitioned from agricultural fields to forests and wetlands. Mature forest cover is apparent on Google Earth satellite imagery as early as 2003, estimating that the forests on site are at minimum 20 years old.

When collectively considered, the land has not experienced a large ecological disturbance for over half a century, and more recently, has been rewilding into a natural area with a forest and almost 10 acres of wetlands, as identified by the submitted development plans.

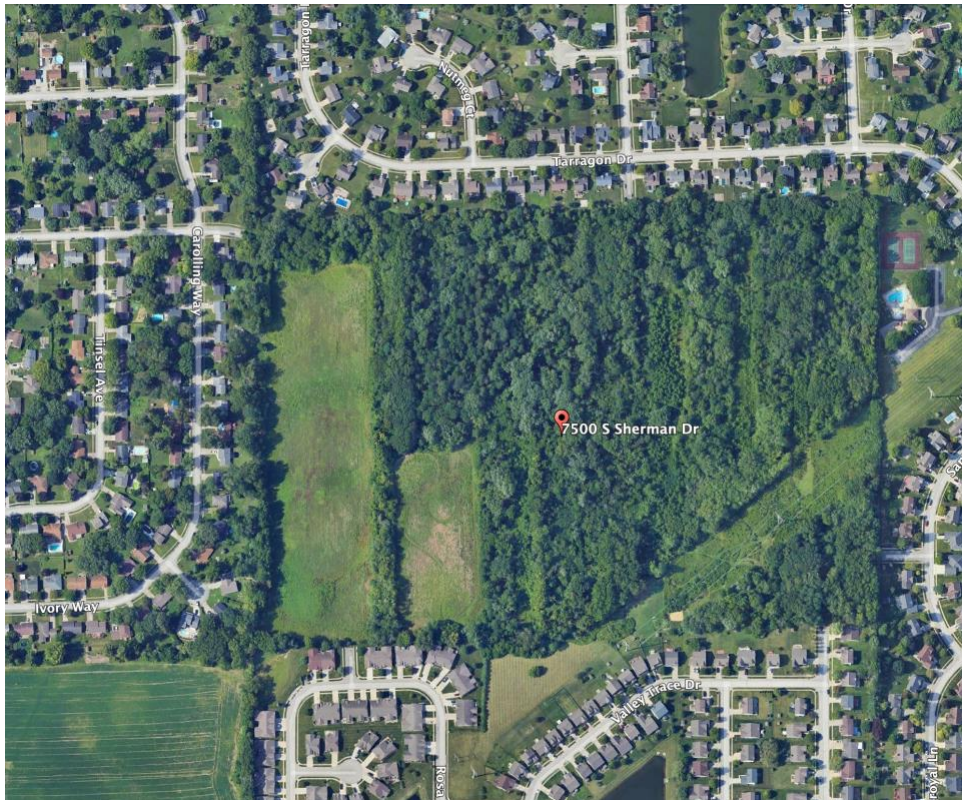


Fig. 1. 2023 Google Earth Satellite Image showing the 61.55-acre parcel which is now primarily wooded.

Community members are speaking out in opposition. According to a report released by the Indiana Forest Alliance (IFA), 65 percent of Indianapolis residents do not have a park within a ten-minute walking distance.³ Indeed, this shortcoming is highlighted by the current

³ Forests for Indy, Indiana Forest Alliance and The Conservation Fund.
<https://drive.google.com/file/d/1xIFqf3F8b4IEZ7gwq-NpqaFY85VeTRDW/view>.

community opposition to the Petition, in which organizers have circulated their own petition opposing the development, which has already garnered 589 signatures.⁴ In the petition, residents are calling on the city for a better alternative: protect the forest and wetlands so that they can be used as a park and public amenity by the community.

CONCLUSION

HEC does not aim to prevent development, rather, we work to encourage responsible and sustainable development of our treasured natural spaces. Given the continued losses of forests and wetlands Indiana and the urgent need to conserve them; its location in an Environmentally Sensitive Overlay area; and the community opposition to the current Petition, HEC respectfully requests that the Petition be continued or denied so that the community, staff members, wetlands experts, and elected officials can continue a dialogue to determine the best choice for this 61.55-acre parcel of high-quality forests and wetlands.

Thank you for considering HEC's concerns. We look forward to your response.

Sincerely,



Susie McGovern
Water Science and Sustainability Specialist
Hoosier Environmental Council

⁴ Save Southside Green Space: 7500 S Sherman Drive, Indianapolis, IN 46237, Change.org.
<https://www.change.org/p/save-southside-green-space-7500-s-sherman-drive-indianapolis-in-46237>.

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

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Jocelyn Mappes

email: jortez1194@gmail.com

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:

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- An environmental impact assessment for wildlife/wetland mitigation.

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

Rezoning Opposition to 7500 S. Sherman Dr.

To: Indianapolis Metropolitan Development Commission

From: Concerned Residents of McFarland Farms and surrounding Neighborhoods

Date: February 18, 2025

Table of Contents

- I. Introduction and Summary of Opposition
- II. Community Impact Concerns
 - a. Traffic Infrastructure
 - b. EMS Response Time Concerns
 - c. Fire Response Time
 - d. Hospital Capacity & Medical Services
 - e. School Overcrowding
 - f. Law Enforcement & Public Safety
- III. Environmental & Stormwater Management Concerns
 - a. Flooding & Drainage Issues
 - b. Wildlife Impact
- IV. Additional Community Concerns
 - a. HOA Responsibilities & Financial Burden
 - b. Walking Paths & Security Risks
- V. Conclusion and Requested Actions
- VI. Appendix
 - a. Station 35 Risk Assessment/ Standards of Cover
 - b. Hospital Data
 - c. Neighborhood Crime Totals_IMP
 - d. Preliminary Risk Analysis for Flooding
 - e. Wildlife Images Captured by Residents
 - f. Petition against the rezoning

I. Introduction and Summary of Opposition

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.

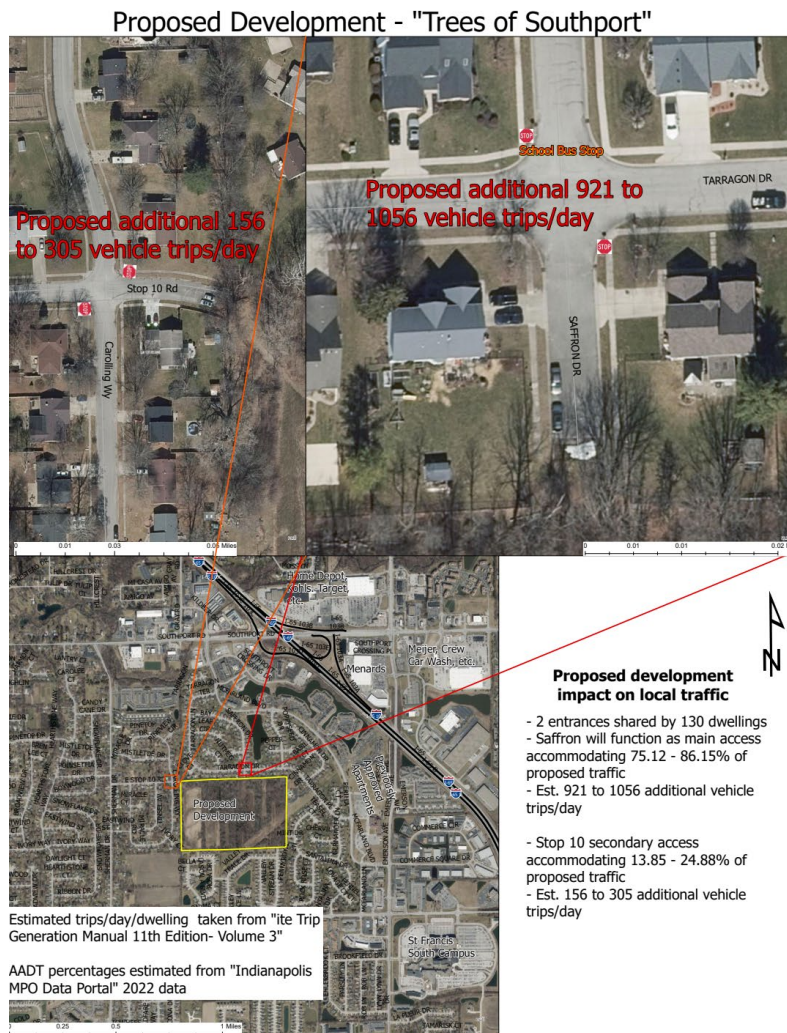
Given the irreversible consequences of poorly planned development, we urge the city to reject this rezoning proposal or, at minimum, require substantial revisions and further impact assessments before approval.

See Appendix F – Petition Link

II. Community Impact Concerns

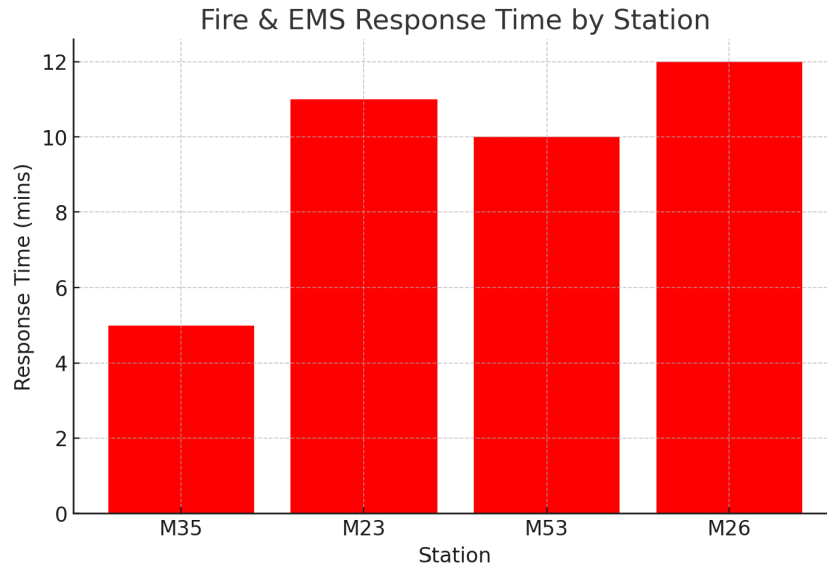
A. Traffic & Infrastructure

- The proposed development will add an estimated 921-1,056 additional vehicles trips per day (per ITE Trip Generation Manual, 11th Edition).
- Saffron Drive entrance will bear the brunt of the traffic (75%-86% of vehicles), significantly increasing congestion at the Tarragon Dr./ Saffron Dr. Intersection.
- **Holly Hills lacks an HOA, meaning no guaranteed snow removal or street maintenance**, which could further hinder access and emergency vehicle response.
- **Emergency vehicle routing would be inefficient**, requiring them to navigate up to 2.83 miles through neighborhood roads instead of using more direct route



B. EMS Response Times

- **EMS services are significantly limited at night** – M35 is only staffed 10 AM – 10PM, meaning emergency response after 10PM relies on medic units 11-12 minutes away.
 - Estimated respond time to proposed subdivision



- Increased housing density will **further strain already limited EMS resources**, delaying emergency response times and potentially endangering lives.
- Residents have already experienced delays in EMS response due to existing demand.

C. Fire Response Times

- Fire Station 35 is the busiest ladder in Indianapolis, and the 2nd busiest engine. They average 3,366 responses per year.
- Additional residential development will add pressure to already overburdened firefighting resources.

See Appendix A. Station 35 Risk Assessment/ Standards of Cover

D. Hospital Capacity & Medical Services

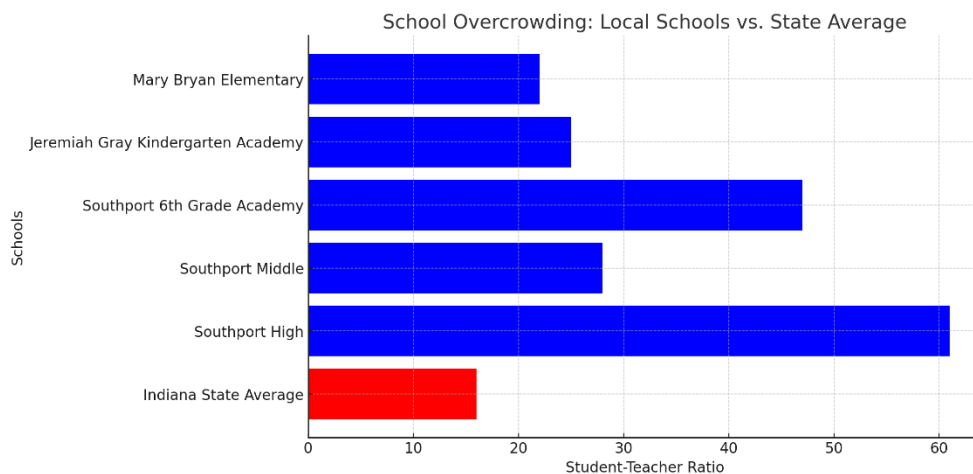
- Franciscan Health & Community South Hospital are already operating at full capacity, with ED admissions exceeding 60,000 annually.

- The recently approved senior housing development next to Southport Presbyterian Church will increase demand for medical services, further straining hospital capacity.
- Increased housing density without additional hospital resources jeopardizes timely medical care for existing residents.

See Appendix B – Hospital Data

E. School Overcrowding

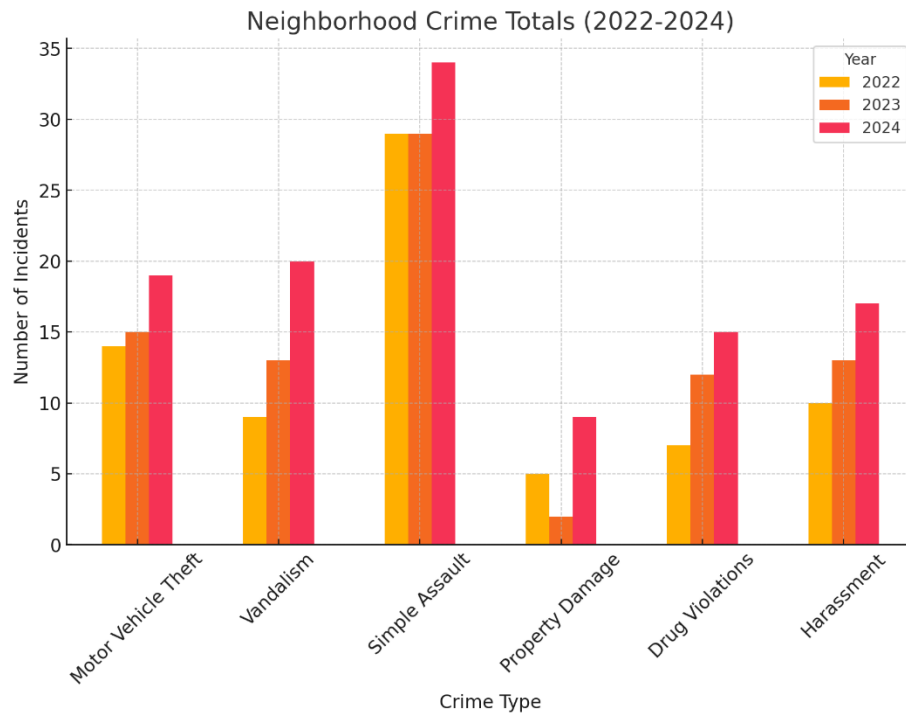
- The affected schools (Mary Bryan Elementary, Southport 6th Grade Academy, Southport Middle & High Schools) **already have an above-average student-to-teacher ratio (up to 25:1)** compared to the state average of 16:1.
- The Perry Township school district is already near capacity, and adding 137 more homes will exacerbate overcrowding, affecting the quality of education.



F. Law Enforcement & Public Safety

- IMPD is currently **operating with only 1,460 officers, significantly below the 1,700 budgeted positions**, according to Chief Chris Bailey.
- This is the lowest number of sworn officers in IMPD history, leading to resource constraints that are already affecting response times.

- A February 2025 incident in McFarland Farms demonstrated delays in non-emergency police response, reinforcing concerns that additional housing will further strain law enforcement.
- Data from 2022-2024 in the area shows increases in motor vehicle theft, drug violations, harassment, property damage, vandalism, and simple assault.
- Recent IMPD crime statistics for 2022-2024 indicate a **53.8% rise in vandalism**, **17.2% increase in simple assaults**, and a **26.7% rise in motor vehicle theft**. See *Appendix C. Neighborhood Crime Totals_IMPD*



III. Environmental Impact

A. Flooding & Drainage Issue

- The proposed development will **remove 60 acres of natural land**, replacing it with impervious surfaces, increasing runoff and flood risks.
- Historical flooding events at **Poppyseed Drive (2014), Stop 11 Rd & Emerson (2018), Santolina Dr & Tarragon Dr (2020), and Carolling Way (2024)** demonstrate the area's vulnerability. *[See Appendix D. Preliminary Risk Analysis for Flooding]*
- FirstStreet.org flood risk assessments show **Southport already faces a moderate flood risk**, which can worsen if rezoning proceeds.
- Current stormwater infrastructure is inadequate to handle additional runoff from 137 homes.

B. Wildlife Habitat Loss

The proposed development at 7500 S. Sherman Drive poses significant threats to local wildlife, particularly species such as cranes, eagles, the endangered Indiana bat, and numerous other wildlife species that rely on this habitat

1. The Indiana Bat Habitat Loss

- The Indiana bat (*Myotis sodalis*), a federally and state-listed endangered species, relies on specific habitats for survival.
- These bats hibernate in caves during the winter and roost under the bark of tree in summer. **The removal of trees and alteration of landscapes for development can lead to habitat fragmentation, directly impacting their roosting and foraging areas.**
- Such disturbances have historically contributed to the decline of Indiana bat populations, making habitat preservation crucial for their survival.

2. Bald Eagle and Crane Disturbance

- **Bald eagles and various crane species** are highly sensitive to environmental changes
- Habitat loss due to development reduces available nesting and foraging grounds, leading to population declines

- Bald eagles have faced historical threats from habitat destruction, pollution, and human disturbances.

See Appendix E – Wildlife Captured by Residents

3. Cumulative Impact on Local Ecosystems

- The transformation of natural landscapes into urban areas **not only affects individual species but also disrupts entire ecosystems.**
- Wetland and green spaces provide essential services such as water filtration, flood control, and support for diverse wildlife.

IV. Additional Community Concerns

A. POA Responsibilities & Financial Burden

- McFarland Farms POA is required to provide snow removal for roads accessing this development, effectively subsidizing a private developer's project for access roads.
- Holly Hills lacks an HOA, street lighting, and adequate removal, raising concerns about maintenance and accessibility.

B. Walking Paths Proposed & Security Risks

- While walking paths are beneficial; the lack of clarity provided by the developer on maintenance and liability raises concerns.
- Nearby wooded areas have reported encampments, and there is no plan for managing security along these trails.
- No commitment has been made to lighting, waste management, or fencing to prevent trespassing into existing neighborhoods.

V. Conclusion & Requested Actions

Based on the significant issues outlined above, we formally request that the Indianapolis Metropolitan Development Commission:

1. **Deny the rezoning request for 7500 S. Sherman Dr.** Based on its adverse effects on traffic, emergency services, school capacity, and flooding risks.
2. **Require a comprehensive traffic impact study** assessing safety and accessibility issues for McFarland Farms, Holly Hills, and the surrounding area prior to approving any rezoning for 7500 S. Sherman Dr.
3. Conduct an independent **hydrological study to evaluate flooding and stormwater management adequacy** before approval of any rezoning
4. **Mandate an environmental impact assessment** to determine how wildlife and wetland displacement will be mitigated

Appendix A

Station 35



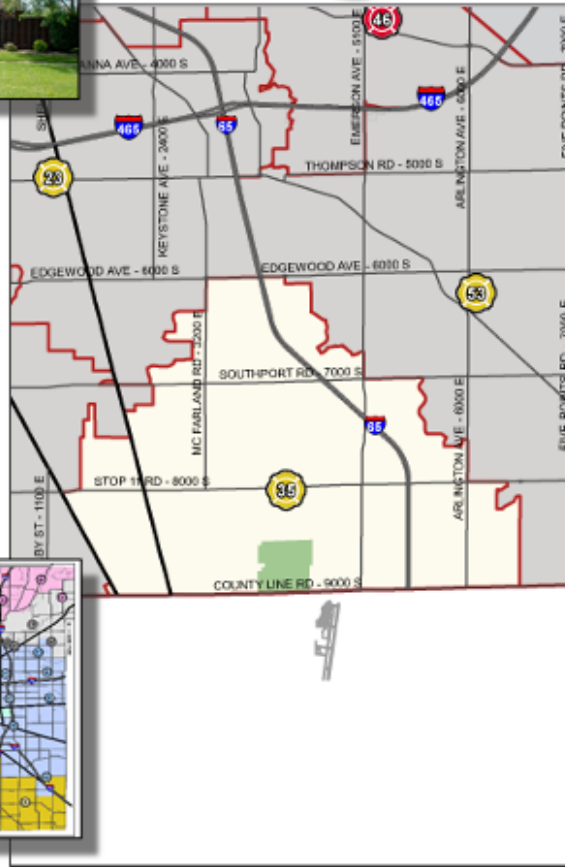
Located at 4155 East Stop 11 Road, Station 35 serves a total population of 28,871 and covers 8.9 square miles.

ADDRESS

4155 East Stop 11 Road
Indianapolis, IN 46237

APPARATUS

Engine 35
Ladder 35 (Light Extrication)



BATTALION 6

| Station 35 | Risk Levels | | | | | | | | | | | | | Total |
|--------------|-------------|------|------|------|------|------|------|------|-------|-------|------|------|---|-------|
| | LOW1 | LOW2 | LOW3 | MOD1 | MOD2 | MOD3 | MOD4 | MOD5 | HIGH1 | HIGH2 | MAX1 | MAX2 | | |
| FIRE | 479 | 219 | 675 | 90 | 1 | 0 | 0 | 0 | 0 | 209 | 3 | 0 | 0 | 1676 |
| EMS | 5349 | 883 | 0 | 5732 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11964 |
| TECH | 37 | 0 | 0 | 0 | 11 | 14 | 59 | 5 | 0 | 0 | 0 | 0 | 0 | 126 |
| HAZ | 20 | 3 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 25 |
| Total | 5885 | 1105 | 675 | 5823 | 12 | 14 | 59 | 5 | 209 | 3 | 1 | 0 | 0 | 13791 |

Appendix B

Hospital Data

FRANCISCAN HEALTH INDIANAPOLIS INFORMATION

Hospital Address: 8111 S Emerson Ave, Indianapolis, IN 46237

Average Annual Inpatient Admissions (2020): 18,674

Average Annual Outpatient Admissions (2017): 231,188

Average Annual ED Admissions (Arrivals 2020): 61,273

ED Arrivals Admitted as Inpatients (2020): 10,214

Average Annual Births (2020): 2,321

SECTION ONE COMMUNITY PROFILE

DEMOGRAPHICS

Table 1.0: Population Trends over Time

| Population over Time | Number | Percent of State | Indiana |
|-----------------------------------|---------|------------------|-----------|
| Yesterday: 2010 | 903,373 | 13.9% | 6,484,051 |
| Today: 2020 | 966,183 | 14.3% | 6,754,953 |
| Tomorrow: 2030 projection | 993,289 | 13.9% | 7,143,795 |
| Percent change from 2010 to today | 7.0% | | 4.2% |

From 2010 to 2020, the population in Marion County increased by 62,810 people. Projections captured by the U.S Census Bureau estimate the population in Marion County in 2030 will continue to expand. In 2020, Marion County accounted for 14.3% of the overall population of the State of Indiana.

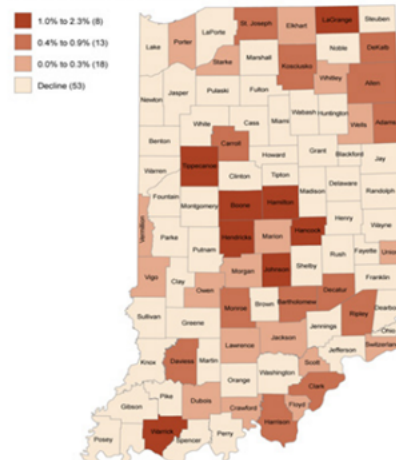
Table 1.1: Components of Population Change, 2016-2017

| Components of Population Change | Number | Indiana |
|---------------------------------|--------|---------|
| Net Domestic Migration | -5,880 | 1,323 |
| Net International Migration | 3,045 | 8,743 |
| Natural Increase* | 5,151 | 13,740 |

*Natural increase (births-deaths)

From 2019 to 2020, domestic migration trends decreased by 5,880, net international migration accounted for 3,045 people, and there was a natural population increase of 5,151 people. Natural increase is calculated by subtracting deaths from births in a given year.

Percent Change in Population, 2015-2016



Community South Hospital

Hospital Address: 1402 E County Line Rd South, Indianapolis, IN 46227

General Phone: (317) 887-7112

Total Beds 169

Total Admits 10,218

ER Visits 56,470

Outpatient visits 163,672 (CHS Campus)

Population Overview

Utilizing the ACS five-year estimates, the 12 community ZIP codes have a population of 370,076. The population breakdown by ZIP code in the CHS community is found in Figure 3.

FIGURE 3. COMMUNITY POPULATION, BY COUNTY AND ZIP CODE, 2022

| ZIP Code | City | County | Population |
|-----------------|--------------|---------|------------|
| 46227 | Indianapolis | Marion | 56,794 |
| 46143 | Greenwood | Johnson | 58,153 |
| 46142 | Greenwood | Johnson | 34,676 |
| 46217 | Indianapolis | Marion | 39,082 |
| 46131 | Franklin | Johnson | 34,801 |
| 46237 | Indianapolis | Marion | 42,223 |
| 46184 | Whiteland | Johnson | 12,771 |
| 46203 | Indianapolis | Marion | 36,544 |
| 46221 | Indianapolis | Marion | 27,038 |
| 46106 | Bargersville | Johnson | 9,616 |
| 46107 | Beech Grove | Marion | 12,962 |
| 46225 | Indianapolis | Marion | 5,416 |
| Community Total | | | 370,076 |

The hospital's origin ZIP code, 46227, has the second largest population within community ZIP codes.

Process for Identifying the Community

To define the community, CHS examined patient origin data for inpatient discharges and emergency room (ER) visits. The data was analyzed at the county and the ZIP code level. Based on these analyses, the CHS community was defined as 12 ZIP codes in Marion County and Johnson County, Indiana.

Community Hospital South Community Definition

When examined at a ZIP code level, 12 ZIP codes were identified that comprise southern Marion County and almost the entirety of Johnson County. These 12 ZIP codes and their accompanying patient origin statistics are presented in Figure 1. In total, the 12 ZIP codes accounted for 72.3 percent of the hospital's total inpatient discharges and 79.9 percent of its ER visits.

FIGURE 1. COMMUNITY PATIENT ORIGIN DATA

| ZIP Code | County | State | Inpatient Discharges | ER Visits |
|-------------------|---------|---------|----------------------|-----------|
| 46227 | Marion | Indiana | 1,394 | 11,302 |
| 46143 | Johnson | Indiana | 1,377 | 9,371 |
| 46142 | Johnson | Indiana | 945 | 6,364 |
| 46217 | Marion | Indiana | 639 | 5,847 |
| 46131 | Johnson | Indiana | 527 | 1,903 |
| 46237 | Marion | Indiana | 483 | 2,690 |
| 46184 | Johnson | Indiana | 306 | 1,908 |
| 46203 | Marion | Indiana | 252 | 2,149 |
| 46221 | Marion | Indiana | 172 | 1,292 |
| 46106 | Johnson | Indiana | 151 | 871 |
| 46107 | Marion | Indiana | 113 | 792 |
| 46225 | Marion | Indiana | 76 | 634 |
| Community Total | | | 6,435 | 45,123 |
| Community Percent | | | 72.3% | 79.9% |
| Hospital Total | | | 8,902 | 56,470 |

No Current Data for Ascension St. Vincent Indianapolis South - Emergency as of 09FEB2025

ZCTA5 46237

- 2010 Total Population: **39,624**
- 2020 Total Population: **44,378**

https://data.census.gov/profile/ZCTA5_46237?g=860XX00US46237

ZCTA5 46227

- 2010 Total Population: **57,086**
- 2020 Total Population: **62,126**

https://data.census.gov/profile/ZCTA5_46227?g=860XX00US46227

· **2025 Projected Population 46237**

The 2025 projected population for 46237 is 44,655. This projection assumes an annual rate of change of 2.2%, consistent with the 11.2% population change from 2018 to 2023 according to the US Census Bureau's American Community Survey.

· **2023 Population 46237**

With 42,747 people, 46237 is the 19th most populated zip code in the state of Indiana out of 789 zip codes according to the most current US Census data.

· **2025 Projected Population 46227**

The 2025 projected population for 46227 is 57,386. This projection assumes an annual rate of change of 0.2%, consistent with the 1.0% population change from 2018 to 2023 according to the US Census Bureau's American Community Survey.

· **2023 Population 46227**

With 57,164 people, 46227 is the 4th most populated zip code in the state of Indiana out of 789 zip codes according to the most current US Census data.

Sources:

- United States Census Bureau. [2018 American Community Survey 5-Year Estimates](#). December 2018.
- United States Census Bureau. [2023 American Community Survey 5-Year Estimates](#). December 2024.

Cubit Planning. [2025 Population Projections](#). December 2024.

Appendix C



Neighborhood Crime Totals



Crime within the neighborhood NW of S Emerson Ave / E Stop 11 Rd (2022 - 2024)

| Crime Category | 2022 | 2023 | 2024 | 2022-2023 Percent change | 2023 - 2024 Percent Change |
|----------------|------------|------------|------------|--------------------------|----------------------------|
| Violent | 9 | 8 | 6 | -11.1% | -25.0% |
| Property | 94 | 87 | 75 | -7.4% | -13.8% |
| Drug | 1 | 3 | 3 | 200.0% | 0.0% |
| Other | 120 | 126 | 131 | 5.0% | 4.0% |
| Traffic | 25 | 31 | 24 | 24.0% | -22.6% |
| Total | 249 | 255 | 239 | 2.4% | -6.3% |

| Crime Category and Incident Type | 2022 | 2023 | 2024 | 2022-2023 Percent change | 2023 - 2024 Percent Change |
|--------------------------------------|------------|------------|------------|--------------------------|----------------------------|
| Violent | 9 | 8 | 6 | -11.1% | -25.0% |
| Aggravated Assault | 4 | 6 | 6 | 50.0% | 0.0% |
| Kidnapping/Abduction | 1 | 0 | 0 | -100.0% | 0.0% |
| Rape | 2 | 0 | 0 | -100.0% | 0.0% |
| Robbery | 2 | 2 | 0 | 0.0% | -100.0% |
| Property | 94 | 87 | 75 | -7.4% | -13.8% |
| Arson | 0 | 1 | 0 | 100.0% | 0.0% |
| Burglary | 11 | 13 | 3 | 18.2% | -76.9% |
| Larceny | 18 | 25 | 30 | 38.9% | 20.0% |
| Larceny - Vehicle Related | 51 | 33 | 23 | -35.3% | -30.3% |
| Motor Vehicle Theft | 14 | 15 | 19 | 7.1% | 26.7% |
| Drug | 1 | 3 | 3 | 200.0% | 0.0% |
| Drug Violation | 1 | 3 | 3 | 200.0% | 0.0% |
| Other | 120 | 126 | 131 | 5.0% | 4.0% |
| Alcohol Violation | 2 | 1 | 0 | -50.0% | -100.0% |
| Animal Non-Criminal | 2 | 5 | 3 | 150.0% | -40.0% |
| Death Investigation - Natural | 2 | 0 | 2 | -100.0% | 200.0% |
| Death Investigation - Undetermined | 2 | 4 | 3 | 100.0% | -25.0% |
| Disorderly Conduct/Indecent Exposure | 0 | 0 | 1 | 0.0% | 100.0% |
| Emergency Detention | 14 | 13 | 2 | -7.1% | -84.6% |
| Forgery/Counterfeiting | 1 | 2 | 0 | 100.0% | -100.0% |
| Found Property | 1 | 0 | 4 | -100.0% | 400.0% |

Created on: 02/07/2025

IMPD Crime and Intelligence Analysis Section
C. Scott



Neighborhood Crime Totals



| | | | | | |
|---|------------|------------|------------|--------------|---------------|
| Fraud | 19 | 19 | 12 | 0.0% | -36.8% |
| Harassment | 4 | 7 | 11 | 75.0% | 57.1% |
| Intimidation | 4 | 3 | 8 | -25.0% | 166.7% |
| Larceny-Embezzlement | 2 | 0 | 0 | -100.0% | 0.0% |
| Lost Property | 2 | 3 | 4 | 50.0% | 33.3% |
| Mental Investigation | 0 | 1 | 1 | 100.0% | 0.0% |
| Missing Person | 1 | 3 | 0 | 200.0% | -100.0% |
| Other Criminal Classification | 2 | 4 | 5 | 100.0% | 25.0% |
| Property Damage | 5 | 2 | 9 | -60.0% | 350.0% |
| Prostitution | 0 | 0 | 2 | 0.0% | 200.0% |
| Restraining/Protective/No Contact Order Violation | 3 | 3 | 4 | 0.0% | 33.3% |
| Runaway | 2 | 1 | 1 | -50.0% | 0.0% |
| Simple Assault | 29 | 29 | 34 | 0.0% | 17.2% |
| Stolen Property | 0 | 2 | 0 | 200.0% | -100.0% |
| Suicide | 1 | 0 | 0 | -100.0% | 0.0% |
| Trepass/Residential Entry | 4 | 5 | 0 | 25.0% | -100.0% |
| Vandalism | 9 | 13 | 20 | 44.4% | 53.8% |
| Voyeurism | 0 | 0 | 1 | 0.0% | 100.0% |
| Warrant | 9 | 2 | 4 | -77.8% | 100.0% |
| Weapon/Explosive/Firearm Violation | 0 | 4 | 0 | 400.0% | -100.0% |
| Traffic | 25 | 31 | 24 | 24.0% | -22.6% |
| Crash Investigation | 1 | 2 | 3 | 100.0% | 50.0% |
| DWI/DUI/OWI | 5 | 4 | 5 | -20.0% | 25.0% |
| Hit and Run Crash | 18 | 24 | 15 | 33.3% | -37.5% |
| Traffic Arrest | 1 | 0 | 1 | -100.0% | 100.0% |
| Traffic Fatality | 0 | 1 | 0 | 100.0% | -100.0% |
| Total | 249 | 255 | 239 | 2.4% | -6.3% |

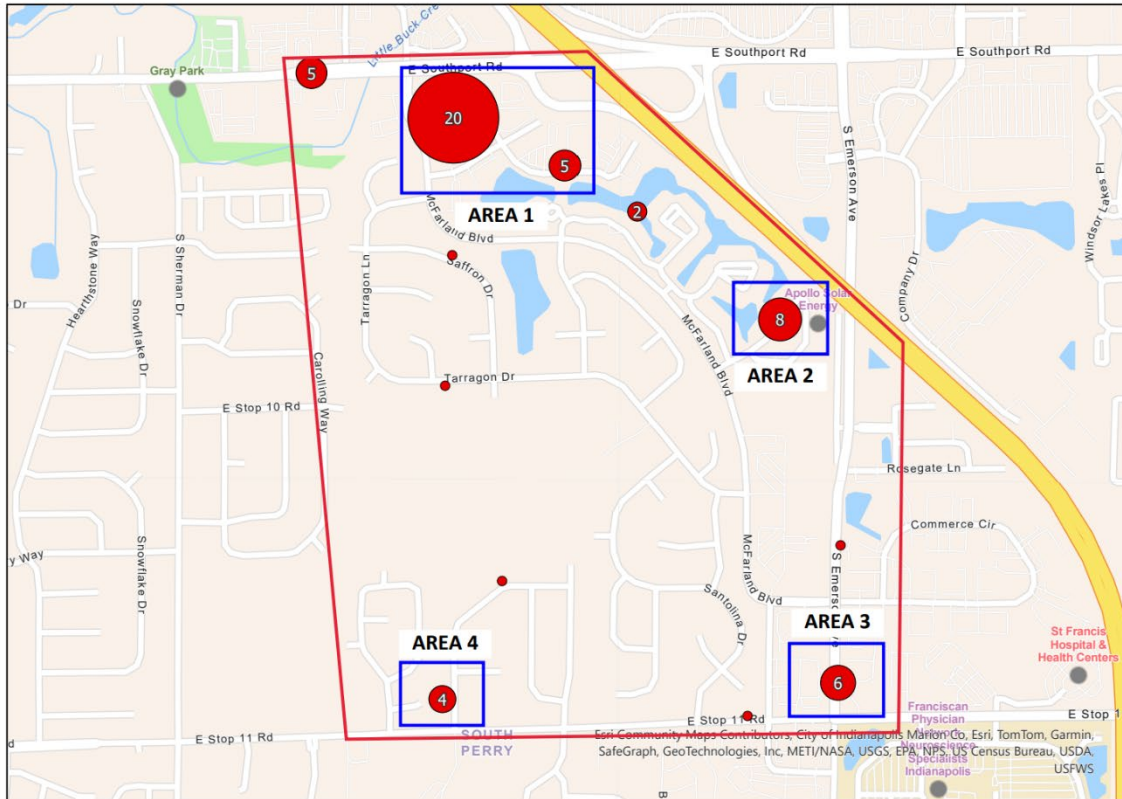
Created on: 02/07/2025

IMPD Crime and Intelligence Analysis Section
C. Scott



Crime Assessment

Neighborhood NW of S Emerson Ave / E Stop 11 Rd



Map Prepared by C. Scott
 IMPD Crime and Intelligence Analysis Section
 Feb. 7th., 2025

Appendix D

Rezoning Hazards: Preliminary and Rough Flood Risk Assessment for 7500 S. Sherman Drive

1. Overview of Flooding Concerns

The proposed development at 7500 S. Sherman Drive plans to convert 60 acres of agricultural and wetland into a 137-home residential area, with only 13.8 acres preserved as green space. This significant reduction in permeable land could have serious implications on local hydrology and flood risk

2. Historical Flooding Events

Past flooding incidents in the surrounding area indicate that nearby streets and neighborhoods are vulnerable to high water levels.

- **2011** - Tarragon and Saffron Drive





- **2014** - Poppyseed Drive



- **2018** - Stop 11 Rd and Emerson Ave ([IndyStar Article](#))



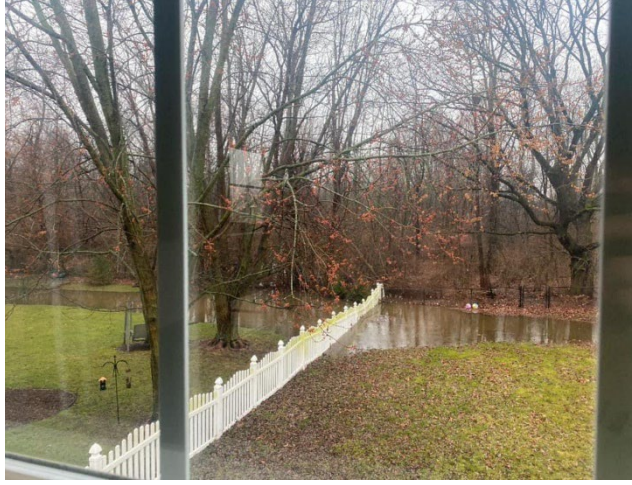
- **2020** - Santolina Dr & Tarragon Dr.



- **2024** - 7653 Carolling Way



- **2024 - Tarragon Dr Backyards**



3. Current Flooding Risk

- FirstStreet.Org Assessment: Southport already faces moderate flood risk ([Flood Risk Report](#))

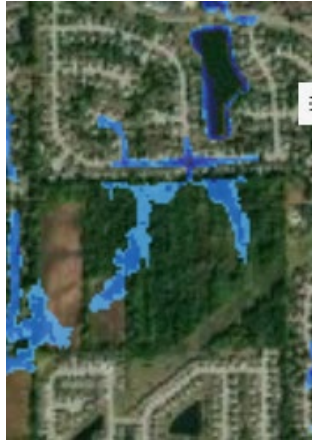


Image 1. Current flood risk

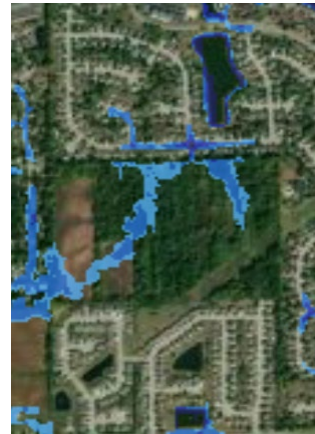


Image 2. Flood risk in 2055

- **Saffron & Tarragon Dr Intersection:** Already experiences periodic flooding, which could worsen with increased surface runoff from new development



- **Holly Hills & Adjacent Properties:** Moderate flood risk, requiring mitigation planning before additional residential construction



4. Implications of Wetland Development

Key Concerns:

- Increased Surface Runoff: The loss of wetlands means stormwater will drain more rapidly, leading to flooding in surrounding streets and neighborhoods.
- Altered Floodplain Dynamics: Modifying natural water absorption areas may shift flood boundaries, exposing previously low-risk areas like the homes on Tarragon Drive to new hazards.
- Inadequate Drainage Infrastructure: Existing stormwater systems may not be sufficient to handle increased runoff from 137 new homes and associated roads.

Appendix E – Wildlife Images Captured by Residents










Appendix F – Petition Link

As of the latest count on 2/18/2025, 560 community members have signed a petition to oppose the proposed rezoning of this property.

<https://www.change.org/p/save-southside-green-space-7500-s-sherman-drive-indianapolis-in-46237>

change.org Start a petition My petitions Browse Membership Log in

Save Southside Green Space: 7500 S Sherman Drive, Indianapolis, IN 46237



565
Verified signatures

Sign this petition

First name

Last name


Email


Indianapolis, 46237
United States

Display my name and comment on this petition

Sign petition

By signing, you accept Change.org's [Terms of Service](#) and [Privacy Policy](#), and agree to receive occasional emails about campaigns on Change.org. You can unsubscribe at any time.

 Decision Makers: Joseph O'Connor +2

 1 Update

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.

 BE 1.jpg

 BE2.jpg

 BE3.jpg

 BE4.jpg

 BE5.jpg

 Herron 1.jpg



Herron2.jpg



Herron3.jpg



Herron4.jpg



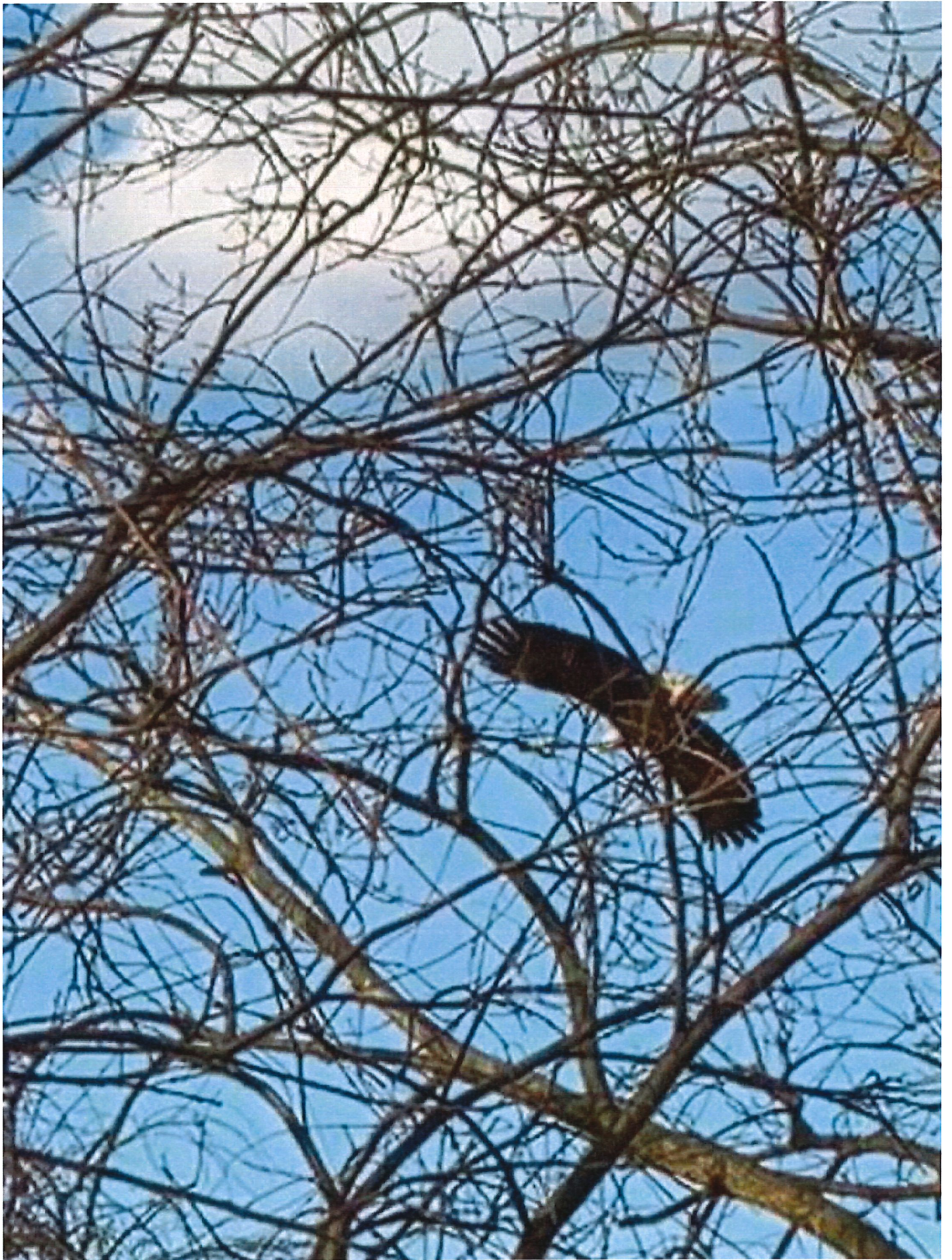
Professional image.jpg

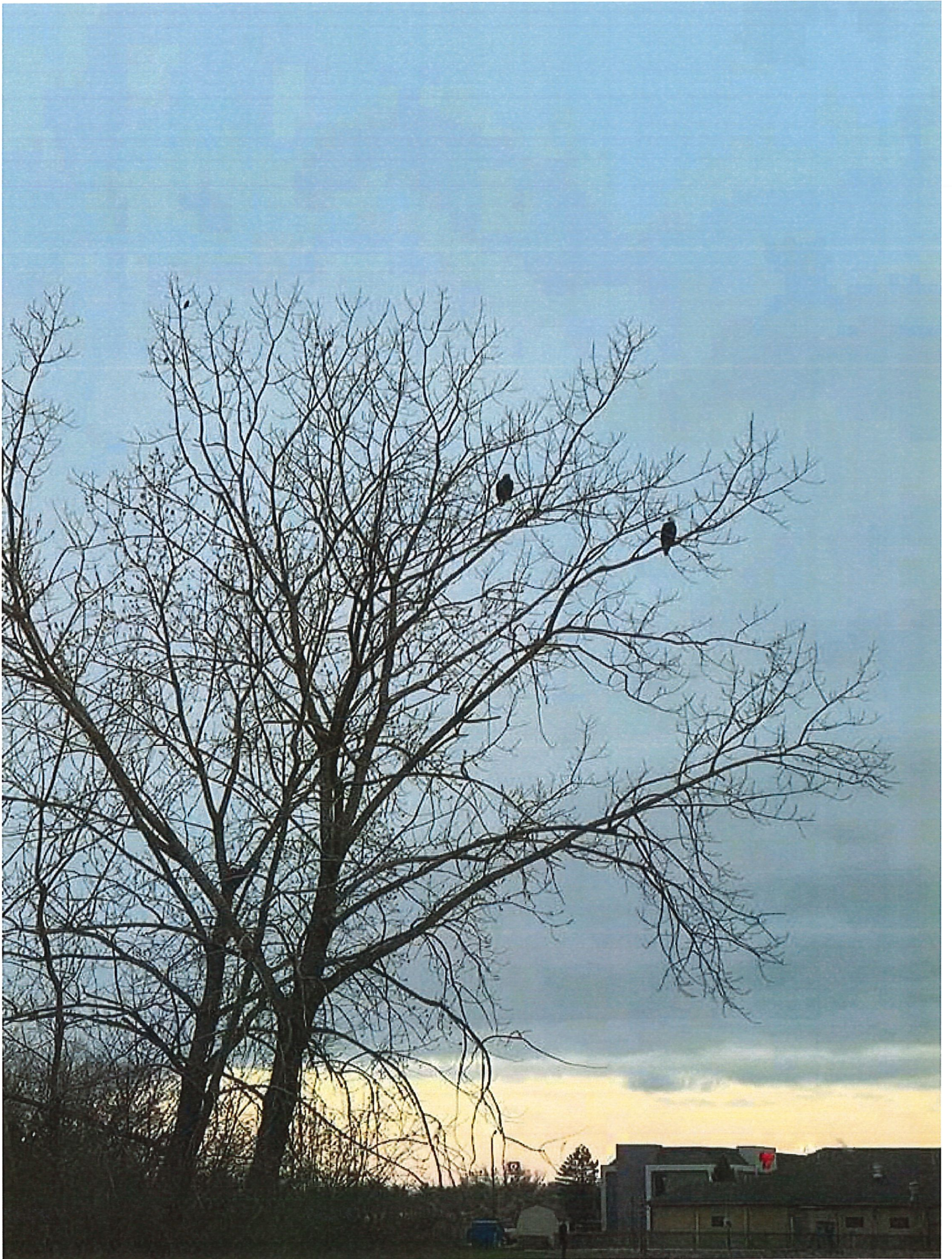
Thank you for time and consideration.

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

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.

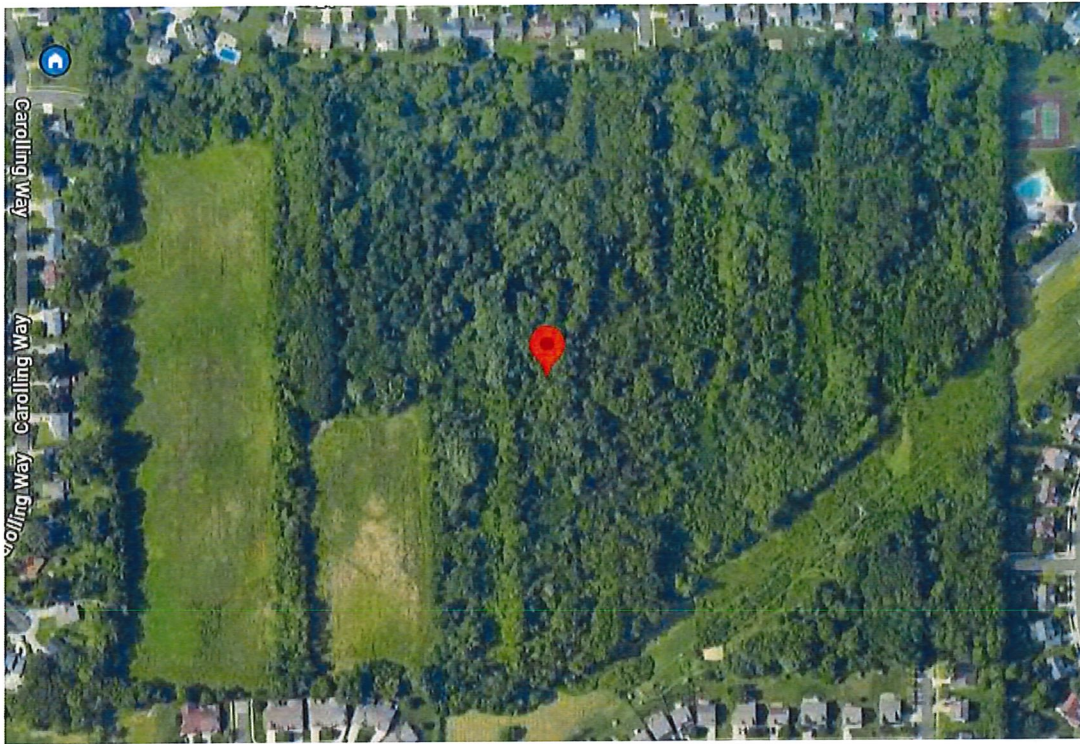
To whom it may concern,

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