

October 31, 2025

Subject: Opposition to Proposed Kittle Apartment Community at Mann Rd and Mills Rd

Dear [City Council Members / Planning Commission / Zoning Board],

I am writing as a long-time resident of the Pheasant Run housing community and a homeowner on Mills Road to express my strong opposition to the proposed Kittle apartment community at the corner of Mann Road and Mills Road.

My family and I have lived in our home for nearly 30 years. During that time, we have seen this area decline significantly due to poor management at nearby complexes such as Arborwood and the Canterbury Apartments. For years, we have dealt with frequent gunfire and other safety concerns that make us hesitant to even spend time in the back part of our home. While I am hopeful that the new ownership of those existing properties will help clean them up, I do not believe adding another large apartment complex will benefit our neighborhood.

Kittle Property Management appears to be pursuing this project primarily because affordable or Section 8 housing developments come with significant tax breaks and financial incentives. Meanwhile, Decatur Township schools are already overcrowded, and this addition would only make the situation worse.

The intersection at Mann and Mills is already a traffic hazard. Vehicles routinely back up from Southport Road past Mills, and the slope of the road creates dangerous blind spots. Simply trying to enter or exit our neighborhood has become increasingly difficult, and additional traffic from another apartment community would only increase congestion and safety risks.

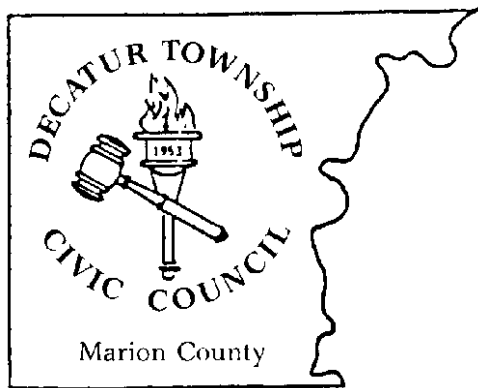
I also question how Decatur would benefit from this project when the apartment communities we already have are not even fully occupied. Maintenance and management have been long-standing problems in similar developments. Before new projects are approved, there should be transparency about any existing code violations or safety concerns related to Kittle's current properties.

In short, my family and many of our neighbors are deeply concerned that this project will harm our community, lower property values, and further drive away long-term residents who have called Decatur home for decades. We are proud of our neighborhood and want to preserve the safety, stability, and character that drew us here in the first place.

We urge you to listen to the residents of this area and **deny approval** of the proposed Kittle apartment development at Mann and Mills.

Thank you for your time and for considering the concerns of the people who live, work, and raise families here.

Sincerely,
Tammy Divelbliss
6747 Devinney Lane
Indianapolis, In
Tammydivelbliss@gmail.com



DECATUR TOWNSHIP CIVIC COUNCIL

P.O. Box 226 --- Camby, IN 46113

Pat Andrews
Chair, Land Use Committee

RE: 2022-ZON-077
6501 Mann Rd
Hearing Date: September 25, 2025

Hearing Examiner
c/o Desire Irakoze, Principal Planner II
Current Planning
Dept. of Metropolitan Development
City of Indianapolis
200 E. Washington Street, Ste 1821
Indianapolis, IN 46204

August 27, 2025

Dear Ms. Weerts Hall,

The Decatur Township Civic Council met on August 25 and voted to OPPOSE 2025-ZON-077. The vote was 4 to support, 12 to oppose, and 1 to abstain.

The Comprehensive Plan calls for Rural or Estate Typology of less than 1 unit an acre in this area. Approximately half of the subject parcel is in the floodplain. They wish to count units of a D-7 zoning that would theoretically exist in that floodplain and bring them on to higher ground with the effective density being 17 units/acre on dry land (according to the latest number of units provided to our organization). This intensity of use is such a far cry from the intensity of use proposed by the Comp Plan as to eviscerate the Plan.

In addition, Kittle Property Group has a troubled history in our Township for Fire Safety compliance and has had complaints of lack of upkeep of their facilities – both of which concern us.

We urge you to recommend denial of this petition.

Sincerely,

Pat Andrews




6501 mann rd; 2025-zon-077

From Denman, Andre T <Andre.Denman@indy.gov>

Date Wed 7/9/2025 10:52 AM

To Irakoze, Desire <Desire.Irakoze@indy.gov>; Calderon, Joe <jcalderon@btlaw.com>

Cc Zortman, Gretchen S. <Gretchen.Zortman@Indy.Gov>; Colvin, Don <Donald.Colvin@indy.gov>; Kincius, Bill <Bill.Kincius@indy.gov>; Hedglin, Daniel <Daniel.Hedglin3@Indy.Gov>; Jackson, Benjamin <Benjamin.Jackson@indy.gov>

 1 attachment (3 MB)

6501 Mann rd.png;

Desire and Joe,

Regarding this petition, if approved, indy parks would request commitment from petitioner for approximate 20-21 acres in floodway/plain outlined in attached aerial be set aside and preserved for no development and greenspace, tree preservation be designated on the existing forested area as well, and commitment for recreational easement be established for future White River Greenway.

Sincerely,

Andre' T. Denman
Principal Park Planner
Department of Parks & Recreation – City of Indianapolis
Andre.Denman@indy.gov P: (317) 327-5725
www.indy.gov

