



**THE COUNCIL
CITY OF INDIANAPOLIS
MARION COUNTY**

MICHAEL-PAUL HART
Councilor, District 20

November 18, 2025

Metropolitan Development Commission
200 E. Washington Street
Indianapolis, IN 46204

RE: Petition 2025-ZON-090
3309 S. Arlington Avenue – Request to Rezone from D-A (FF) to I-2 (FF)

To the Hearing Examiner,

I am submitting this letter in opposition to Petition 2025-ZON-090. Rezoning this 9-acre site from agricultural to light industrial for a distribution facility is not appropriate for this location.

This area is already experiencing significant traffic congestion, safety concerns, and heavy-vehicle impacts on nearby residential streets. Expanding industrial intensity here will worsen those conditions, increase noise and truck traffic, and place additional strain on an area that does not have the roadway infrastructure to support another distribution use.

The current zoning better reflects the character, environmental constraints, and long-term needs of the surrounding community. Transitioning this land to I-2 does not serve nearby residents and would undermine ongoing efforts to stabilize quality of life in this corridor.

For these reasons, I respectfully request that the petition be denied.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Hart".

Michael-Paul Hart
City County Councilor, District 20



STRATFORD PLACE

APARTMENT HOMES

Date: Sept 11, 2025

To: Metropolitan Development Commission — Hearing Examiner; Department of Metropolitan Development (Planning)

From: Stratford Residential Holdings, LLC (Owner of Stratford Place Apartments, 6050 Castleford Dr., Indianapolis, IN 46203)

Re: Authorization of Representation — Case 2025-ZON-090 (3309 S. Arlington Ave.)

Stratford Residential Holdings, LLC (the Owner) hereby authorizes **Jordan Wells** to act as our **authorized representative/agent** for Case 2025-ZON-090 concerning the petition to rezone approximately 9.037 acres at 3309 S. Arlington Ave. from D-A (FF) to I-2 (FF) to provide for a distribution facility. This authorization applies to all public hearings, staff meetings, and related proceedings before the **Metropolitan Development Commission Hearing Examiner**, the **Metropolitan Development Commission**, the **Board of Zoning Appeals** (if applicable), and any continuances or remands of this case.

Scope of authority (check or initial as appropriate):

- ☐ **Appear and speak** on behalf of the Owner at hearings/meetings; **submit and retrieve** applications, plans, and exhibits; **sign speaker cards**; and **receive notices and staff comments**.
- ☐ **Consent to continuances** of scheduled hearings on behalf of the Owner.
- ☐ **Discuss revised site plans and staff-recommended conditions** (including buffering, lighting, hours, access management, and stormwater commitments) on behalf of the Owner. *(Final acceptance of conditions requires Owner sign-off.)*

Stratford Place Apartment Homes
6050 Castleford Dr. * Indianapolis, In 46203
317-375-1576
www.RentStratford.com



STRATFORD PLACE

APARTMENT HOMES

This authorization shall remain in effect for this case until final action, unless earlier revoked in writing by the Owner.

OWNER SIGNATURE

Stratford Residential Holdings, LLC

By: _____

Name: Alexander Zarris

Title: Manager

Address: 6050 Castleford Dr. Indianapolis, In

Email / Phone: 317-375-1576

Date: Sept 11, 2025

NOTARY ACKNOWLEDGMENT — STATE OF INDIANA

State of Indiana

County of Vanderburgh

Before me, the undersigned, a Notary Public in and for said County and State, on this 11 day of September, 2025, personally appeared [Alexander Zarris], [Manager] of Stratford Residential Holdings, LLC, who acknowledged the execution of the foregoing instrument on behalf of said company.

Notary Public — State of Indiana

Printed Name: Sarah Lynn Wahoski

Commission Number: 705928

My Commission Expires: 10/2/25

County of Residence: Vanderburgh

(Notary Seal)



SARAH LYNN WAHOSKI
Resident of Vanderburgh County, IN
Commission Expires: October 2, 2025
Commission # 705928

Stratford Place Apartment Homes
6050 Castleford Dr. * Indianapolis, In 46203
317-375-1576
www.RentStratford.com



STRATFORD PLACE

APARTMENT HOMES

Quick email (to submit immediately)

Subject: Case 2025-ZON-090 — Objection (3309 S. Arlington Ave.)

Body:

I live directly adjacent to 3309 S. Arlington Ave. and I'm the **property manager representing 120 families** who live next door. Please enter this objection into the record for the **Sept. 11, 2025 at 1:00 p.m.** hearing on **Case 2025-ZON-090**. The proposed rezoning from **D-A (FF)** to **I-2 (FF)** to allow a **distribution facility** is inconsistent with responsible development next to homes, would generate heavy-truck traffic, noise, late-night operations, and lighting, and poses stormwater risks in the **Floodway Fringe**. I request **denial**. If approval is considered, please require strict conditions: hours limits, truck routing, access management, a 30-ft Type B/C buffer with opaque fencing, height/lighting caps (≤ 0.5 fc at property lines), and on-site detention meeting **FF** standards.

Jordan Wells — adjacent resident & property manager for 120 families, [your address], [phone/email]



STRATFORD PLACE

APARTMENT HOMES

Subject: Case 2025-ZON-090 — Objection to Rezoning at 3309 S. Arlington Ave.

To: Metropolitan Development Commission — Hearing Examiner (via Planning Staff)

Date: Sept 11, 2025

Re: Objection to Rezoning — Case 2025-ZON-090, 3309 S. Arlington Ave. (Franklin Township, Council District #20)

Petitioner: Arlington Distribution and Storage, LLC, by David Gilman

Request: Rezone **9.037 acres** from **D-A (FF)** to **I-2 (FF)** to provide for a **distribution facility**

Hearing: Thursday, Sept. 11, 2025 at 1:00 p.m. — Beurt Servaas Public Assembly Room,
200 E. Washington St., Indianapolis

Dear Hearing Examiner,

On behalf of Stratford Residential Holdings, LLC the owner of the adjacent property and also as a **directly adjacent resident** to the subject property and the **property manager representing 120 families** who live immediately abutting this site. Please enter this letter and any attachments into the official record for **Case 2025-ZON-090**.

Request

I respectfully request **denial** of the proposed rezoning from **D-A (FF)** to **I-2 (FF)**. If the Examiner is inclined to recommend approval, I request the **conditions/commitments** listed below as the minimum necessary to protect adjacent residents.

Required findings (IC 36-7-4-603)

Indiana law requires consideration of: (1) the comprehensive plan, (2) current conditions and character, (3) the most desirable use of land, (4) conservation of property values, and (5) responsible development and growth. This application fails these considerations:

Stratford Place Apartment Homes
6050 Castleford Dr. * Indianapolis, In 46203
317-375-1576
www.RentStratford.com



STRATFORD PLACE

APARTMENT HOMES

1. **Plan consistency & most desirable use.** The current **D-A** zoning reflects low-intensity residential/agricultural character. Jumping to **I-2** would allow a **distribution facility** and related heavy-truck activity far more intense than the area pattern and residents' reasonable expectations under existing zoning.
2. **Current conditions & compatibility.** Our community directly abuts the site along the **north** edge (shared boundary with **Stratford Place Apartments, 6050 Castleford Dr.**). An **I-2** entitlement introduces late-night operations, dock activity, and lighting that are not compatible with immediately adjacent homes and yards.
3. **Public health, safety, welfare — traffic & access.** A distribution use adds significant truck trips and turning movements on **S. Arlington Ave.**, creating conflicts and queueing without any committed access management (turn restrictions, signage, or crossing improvements).
4. **Stormwater & Floodway Fringe (FF).** The site lies within the **Floodway Fringe overlay**, meaning large new roof and pavement areas require careful design to avoid **worsening runoff/flood risk** to our properties. No enforceable drainage commitments are offered.
5. **No demonstrated change in conditions or community need.** The petitioner has not shown a material change since the current zoning was set or a community need that justifies an industrial upzoning here.

Site-specific impacts on adjacent residents

- **Noise & hours:** Dock operations, back-up alarms, and overnight idling would directly impact 120 families living next door.
- **Lighting & privacy:** Pole lights and wall-packs will spill into bedrooms/yards without strict shielding and limits.

Stratford Place Apartment Homes
6050 Castleford Dr. * Indianapolis, In 46203
317-375-1576
www.RentStratford.com



STRATFORD PLACE

APARTMENT HOMES

- **Traffic & safety:** Truck ingress/egress on S. Arlington will add conflicts near residential driveways and bus stops.
- **Stormwater/drainage:** Increased impervious area in the FF zone risks ponding and erosion on the residential side unless pre-development peak flows are maintained with water-quality treatment.

Requested conditions/commitments (if approval is considered)

1. **Hours & operations:** Truck docks and outdoor operations limited to **7:00 a.m.–8:00 p.m.**; no outdoor PA systems; **no overnight truck idling** on-site.
2. **Truck routing:** Designate and sign **approved truck routes**; **prohibit truck access to Castleford Dr and local residential streets**; include route rules in leases and on-site signage.
3. **Access management:** Prior to permits, submit and implement a **Transportation/Access Plan** accepted by staff; restrict hazardous left/right turns as directed; fund any needed signage/stop-bar/crosswalk improvements at access points.
4. **Buffers & screening:** Along the **north residential edge (adjacent to Stratford Place)** install a **minimum 50-ft Type C buffer** with an **8-ft opaque fence**, evergreen screening (day-one opacity $\geq 80\%$), and, where feasible, a **3–4 ft landscaped berm**; elsewhere abutting homes provide ≥ 30 -ft **Type B**. **Orient all loading/docks away from the north edge.**
5. **Height & massing:** Maximum building height **45 ft**; **no loading docks or service yards within 100 ft of the north boundary**; step-back any façades within **100 ft** of residences; screen all loading and outdoor storage from public/residential view.
6. **Lighting:** Full-cutoff fixtures. At the **north residential property line**, limit illumination to **≤ 0.2 foot-candles** (≤ 0.5 fc elsewhere); **no pole lights within 50 ft** of the north

Stratford Place Apartment Homes
6050 Castleford Dr. * Indianapolis, In 46203
317-375-1576
www.RentStratford.com



STRATFORD PLACE

APARTMENT HOMES

boundary; **max pole height 20 ft**; shield all wall packs.5 foot-candles**; no pole lights within **50 ft** of residential boundaries; shield all wall packs.

7. **Stormwater & floodplain:** Provide **on-site detention to pre-development peak flows** with water-quality treatment; comply with **FF** floodplain standards; **no net loss of flood storage**; provide an O&M plan for BMPs; submit **as-built certifications** for elevation, storage, and lighting levels prior to certificate of occupancy.
8. **Construction management:** Limit construction hours; designate haul routes; keep streets clean; use wheel-wash as needed.

Closing

Given the adjacency of **120 households** and the presence of the **FF** overlay, this upzoning is not in the public interest. I respectfully request **denial** of **2025-ZON-090**. If approval is considered, I request adoption of the conditions above to protect public health, safety, property values, and responsible growth.

Respectfully submitted,

Jordan Wells — as representative for Stratford Residential Holdings, LLC the adjacent owner.

Also as an adjacent resident & **Property Manager representing 120 families directly affected by this rezoning request.**

Address: 6050 Castleford Dr, Indianapolis, IN 46203

Email/Phone: stratfordplace02@yahoo.com 317-375-1576

Attachments:

- Exhibit A: Adjacency map / parcel outline

Stratford Place Apartment Homes
6050 Castleford Dr. * Indianapolis, In 46203
317-375-1576
www.RentStratford.com