

**METROPOLITAN DEVELOPMENT COMMISSION  
INDIANAPOLIS-MARION COUNTY, INDIANA**

**February 4, 2026**

The regular meeting of the Metropolitan Development Commission (MDC) of Indianapolis-Marion County, IN, was held on Wednesday, February 4 2026, at 1:00 P.M. in the Public Assembly Room of the City-County Building, Indianapolis, IN, for various purposes, including the holding of a Public Hearing on various Petitions listed on the Notice of Public Hearing, and for taking official action upon public business and public Notice thereof as required by IC 5-14-1.5.

**ATTENDANCE**

The following Commission members were present:

Megan Garver, Vice-President (Acting President for this meeting)  
Brandon Herget  
Brent Lyle  
Brian P. Murphy, Secretary  
Brigid Robinson  
Bruce Schumacher, Acting Secretary  
Gregg West

The following Commission member was absent:

John J. Dillon III, President  
Daniel Moriarty

The following City of Indianapolis employees were present:

Megan Vukusich	Director - DMD
Jennifer Fults	Deputy Director, Strategy and Collaboration - DMD
Carmen Lethig	Deputy Director, Planning, Preservation and Design - DMD
Kathy Frazier Battle	Principal Program Manager, Economic Incentives - DMD
Latisha Ramsey	Compliance Manager - DMD
Edward Honea, Jr.	Administrator, Current Planning - DMD
Kathleen Blackham	Senior Planner - DMD
Bryce Patz	Manager - DMD
Jeffrey York	Manager – DMD
Caroline Emenaker	Architectural Reviewer - IHPC
Nancy Whitaker	Board Specialist - DMD
Chris Steinmetz	Senior Counseling Attorney - ACC / OCC

---

**BUSINESS**

**CALL TO ORDER**

Acting President Garver called the meeting to order at 1:00 P.M. and led the recitation of the Pledge of Allegiance.

---

**MINUTES**

Commissioner Schumacher made a Motion to adopt the Minutes from the January 21, 2026 meeting; Commissioner West seconded the Motion; the Commission adopted the Minutes by voice vote (6:0:1) as follows:

- Ayes: Garver, Herget, Lyle, Murphy, Schumacher, West
- Noes: None
- Recusals: Commissioner Robinson recused herself from the vote as she was absent on January 21, 2026.

**The Minutes from the January 21, 2026 meeting were adopted.**

---

**SPECIAL REQUESTS**

Kathleen Blackham (Staff) requested continuance for **Petition No. 2025-ZON-132 (Amended)**, as the Remonstrator for the Petition was out of town until February 22, 2026. Moreover, the Petitioner was seeking new representation and requested a continuance to March 4, 2026. Ms. Blackham said the Staff supported the continuance request.

**REZONING PETITION RECOMMENDED FOR DENIAL BY HEARING EXAMINER, APPEAL FILED BY PETITIONER:**

**2025-ZON-132 (Amended) | 5736 Madison Avenue**

Perry Township, Council District #23  
Jade Investments GMA, LLC, by David E. Dearing  
Rezoning of 1.21 acres from the D-1 (TOD) district to the C-1 (TOD) district to provide for a day care center and office / commercial uses.

Hearing no comments or questions from the Commission or from the public, Commissioner Herget made a Motion to approve the continuance request; Commissioner Lyle seconded the Motion; the Motion was carried by a roll-call vote (7:0:0) as follows:

- Ayes: Garver, Herget, Lyle, Murphy, Robinson, Schumacher, West
- Noes: None
- Recusals: None

**The Commission continued Petition No. 2025-ZON-132 (Amended) to the March 4, 2026 meeting.**

---

Kathleen Blackham (Staff) requested a continuance for **Petition No. 2025-MOD-024**, and said the reason for the request was the same as the one stated for 2025-ZON-132 (Amended).

**MODIFICATION PETITION RECOMMENDED FOR DENIAL BY HEARING EXAMINER, APPEAL FILED BY PETITIONER:**

**2025-MOD-024 | 5601 and 5621 Madison Avenue and 1525 East Dudley Avenue**

Perry Township, Council District #23  
C-5 (TOD)

Jade Investments of Indy Inc., by David E. Dearing

Modification of Commitments Numbers #2 and #5 related to 2015-ZON-007, subject to the site plan, file-dated November 18, 2025, for landscaping and office location (previous commitments provided for Administrator's Approval for redevelopment or replacement of the residential structure, no other commercial use and removal of the mobile office within 24 months after final approval of the rezoning).

Hearing no comments or questions from the Commission or from the public, Commissioner Murphy made a Motion to approve the continuance request; Commissioner Robinson seconded the Motion; the Motion was carried by a roll-call vote (7:0:0) as follows:

Ayes: Garver, Herget, Lyle, Murphy, Robinson, Schumacher, West

Noes: None

Recusals: None

**The Commission continued Petition No. 2025-MOD-024 to the March 4, 2026 meeting.**

---

Jeff York (Manager, DMD) announced that the Petitioner had withdrawn **Petition No. 2025-ZON-098 (Amended)**.

REZONING PETITION RECOMMENDED FOR DENIAL BY HEARING EXAMINER, NO APPEAL FILED:

**2025-ZON-098 (Amended) | 6157 East 38th Street**

Warren Township, Council District #9

Thomas L. Pottschmidt

Rezoning of 5.16 acres from the C-5 (TOD) district to the I-3 (TOD) district for medium industrial uses.

**Acting President Garver acknowledged the withdrawal of Petition No. 2025-ZON-098 (Amended).**

---

## **POLICY RESOLUTIONS**

### **REAL ESTATE:**

**2026-R-002** Authorizes the Department of Metropolitan Development to accept six (6) Surplus properties from the County Board of Commissioners.

**2026-R-003** Authorizes the Department of Metropolitan Development to dispose of real property through the Vacant to Vibrant program.

### **ECONOMIC DEVELOPMENT / INCENTIVES:**

**2026-A-004 (For Public Hearing)** Final Economic Revitalization Area Resolution for TMC Winterton I LLC, located at 1010 East 86th Street and 8685 & 8699 Guilford Avenue, Council

District #2, Washington Township. (Recommend approval of ten (10) years real property tax abatement.)

**2026-A-005 (For Public Hearing)** Resolution authorizing a hearing regarding termination of the Personal Property Tax Abatement associated with Economic Revitalization Area Resolution 2021-A-033, 2021, Hostess Brands LLC, located at 2929 North Shadeland Avenue, Council District #9, Warren Township.

**PLANNING:**

**2026-P-001** Resolution to make various appointments of the Metropolitan Development Commission, including: the Marion County Boards of Zoning Appeals; alternate Hearing Examiner; Hearing Officers; and the Plat Committee.

Acting President Garver noted that **Resolution Nos. 2026-R-002, 2026-R-003, and 2026-P-001** did not stand for public hearing.

Hearing no comments or questions from the Commission or from the public, Commissioner Schumacher made a Motion to approve **Resolution Nos. 2026-R-002 (7:0:0), 2026-R-003, (6:0:1) and 2026-P-001 (7:0:0)**; Commissioner West seconded the Motion; the Motion was carried by a roll-call vote as follows:

Ayes: Garver, Herget, Lyle, Murphy, Robinson, Schumacher, West (except Commissioner Lyle recused himself for 2026-R-003)  
Noes: None  
Recusals: Commissioner Lyle recused himself from the vote on 2026-R-003 only.

**The Commission approved Resolution Nos. 2026-R-002, 2026-R-003, and 2026-P-001.**

Acting President Garver stated that **Resolution No. 2026-A-004** stood for public hearing.

**ECONOMIC DEVELOPMENT / INCENTIVES:**

**2026-A-004 (For Public Hearing)** Final Economic Revitalization Area Resolution for TMC Winterton I LLC, located at 1010 East 86th Street and 8685 & 8699 Guilford Avenue, Council District #2, Washington Township. (Recommend approval of ten (10) years real property tax abatement.)

Kathy Battle (Principal Program Manager, Economic Incentives) spoke in support of the Winterton redevelopment, a transformative mixed-use project located near North Plaza along 86th Street. The proposed development represented over \$60 million in real property investment and involved the complete demolition of the aging Winterton office park, originally built in 1963, to create a vibrant residential and commercial hub. The project would include 250 residential apartment units and over 31,000 square feet of retail frontage along 86th Street, designed to enhance walkability and connectivity, with adequate parking and amenities for residents and retail patrons. Construction was scheduled to begin in Q2 of 2026, with the first residential units expected to be delivered in Q3 of 2028. The project would create five new positions paying above-average salaries of \$27 per hour, and the Winterton Development Group had committed \$1.3 million to the Indianapolis Housing Trust Fund to support affordable housing. Ms. Battle confirmed that an executed memorandum of agreement containing language requested by the Commission during the January 21st presentation had been filed.

Attorney Joseph Calderon (11 South Meridian Street, Indianapolis, IN) representing TMC Winterton, testified in support of the abatement request. He pointed out the strong community support that the project had received from the Nora Northside Community Council, City-County Councilor Delaney, and neighboring communities to the north. Mr. Calderon explained that the abatement was essential to make the project financially viable and highlighted a key provision in the memorandum of agreement: a "shared appreciation" clause whereby the City, through the MDC Redevelopment Fund, would share in proceeds if the project was sold or another triggering event occurred during the 10-year abatement period. He thanked Kathy Battle for her work in helping to finalize the agreement and requested the Commission's approval of the abatement.

City-County Councilor Brienne Delaney (CD #2) testified in strong support of the Winterton Project. She noted that the Nora neighborhood had been experiencing steady organic growth and that the project built on recent public and private investments, including the Nora shopping plaza redesign, the Monon Trail Bridge, and the 86th Street walkability project. Councilor Delaney emphasized that the project was in alignment with the community's vision for Nora. She described it as smart, community-supportive development that strengthened the tax base, enhanced quality of life, and reinforced Nora as a vibrant, connected area.

Hearing no comments or questions from the Commission or from the public, Commissioner Herget made a Motion to approve the Resolution; Commissioner Murphy seconded the Motion; the Motion was carried by a roll-call vote (7:0:0) as follows:

Ayes: Garver, Herget, Lyle, Murphy, Robinson, Schumacher, West  
Noes: None  
Recusals: None

**The Commission approved Resolution No. 2026-A-004.**

Acting President Garver stated that **Resolution No. 2026-A-005** stood for public hearing.

**ECONOMIC DEVELOPMENT / INCENTATIVES:**

**2026-A-005 (For Public Hearing)** Resolution authorizing a hearing regarding termination of the Personal Property Tax Abatement associated with Economic Revitalization Area Resolution 2021-A-033, 2021, Hostess Brands LLC, located at 2929 North Shadeland Avenue, Council District #9, Warren Township.

Latisha Ramsey (Compliance Manager, DMD) provided a summary about the termination of the agreement with Hostess Brands LLC. The company's location at 2929 Shadeland Avenue had closed. Under the terms of the agreement, the City was entitled to the repayment of total tax savings in the amount of \$1,135,325.22 and a donation to IndyGo in the amount of \$55,863.21. Ms. Ramsey confirmed that Hostess had agreed to both amounts, and DMD also agreed with the amounts and supported the termination. She relayed that a representative from Hostess was present in the audience for any further questions.

Christine Herrera (529 Timber Creek Drive, Akron, OH), Vice-President of Tax and Treasurer, Smucker/Hostess, testified in support of the resolution. She explained that the decision to close the Indianapolis facility had been made almost a year ago following Smucker's acquisition of the Hostess business in late 2023. After acquiring six facilities, the company divested two to third parties and determined it needed to consolidate the remaining four operating facilities across four states into three, leading to the closure announced last summer. Ms. Herrera emphasized the decision was not made lightly, expressed appreciation for the partnership with the City over the

years, and thanked the talented workforce transitioning to new opportunities. She confirmed the company was prepared to honor the agreement and repay the full claw back amounts as outlined by Ms. Ramsey.

Hearing no comments or questions from the Commission or from the public, Commissioner Schumacher made a Motion to approve the Resolution; Commissioner West seconded the Motion; the Motion was carried by a roll-call vote (7:0:0) as follows:

Ayes: Garver, Herget, Lyle, Murphy, Robinson, Schumacher, West  
Noes: None  
Recusals: None

**The Commission approved Resolution No. 2026-A-005.**

---

## **PETITIONS OF NO APPEAL**

### **Petitions Recommended for Approval by the Hearing Examiner:**

#### **2024-MOD-019 | 8907 Fathom Crest**

Lawrence Township, Council District #4

D-P

Bryan Harris

Modification of D-P Statement for Beamreach Section 3, related to 78-Z-152, to modify plat restriction 2. (v) to allow for a minimum side yard of six feet and an aggregate of 13 feet (current plat restriction requires a 22-foot aggregate side yard in all areas excepting Area 17 which allows 16 feet and no side yard less than eight feet in all areas, excepting in Area 17 which may be six feet).

#### **2025-MOD-023 | 8707 Shelby Street**

Perry Township, Council District #23

HD-2

Shelby Street Property, LLC, by C. Addison Bradford

Modification of Commitments related to 97-Z-123 to terminate Commitment Number #2 to provide for a 45-foot half right-of-way (previous commitment required dedication of a 70-foot half right-of-way).

#### **2025-ZON-062 (Amended) | 5709 Five Points Road and 7340 East Edgewood Avenue**

Franklin Township, Council District #25

Grand Communities, LLC, by Brian J. Tuohy

Rezoning of 64.64 acres from the D-A (FF) district to the D-4 (FF) district to provide for residential development.

#### **2025-ZON-111 | 11207 East Washington Street**

Warren Township, Council District #20

Indianapolis Public Transportation Corporation d/b/a IndyGo, by Brian J. Tuohy

Rezoning of 1.433 acres from the D-5 (TOD) district to the SU-9 (TOD) district to provide for supportive uses for a proposed IndyGo transit center.

**2025-ZON-121 | 4630 West 71st Street**

Pike Township, Council District #1

Cassandra Thomas

Rezoning of 0.11-acre from the C-1 district to the D-3 district to legally establish an existing single-family detached dwelling.

**2025-ZON-125 | 9700 East Thompson Road**

Franklin Township, Council District #25

Forestar (USA) Real Estate Group, Inc., by Brian J. Tuohy

Rezoning of 39.85 acres from the D-A (FF) district to the D-4 (FF) district to provide for a single-family residential development.

**2025-ZON-131 | 1255 Roosevelt**

Center Township, Council District #13

1255 Roosevelt Partners, LLC, by Tyler Ochs

Rezoning of 3.66 acres from the I-4 (FF) district to the C-S (FF) district to provide for indoor recreational uses including a pickleball facility, a bar/tavern, and all I-4 uses.

**2025-ZON-136 | 1711 North College Avenue**

Center Township, Council District #13

1711 N College Ave LLC., by John Smith

Rezoning of 0.12 acre from the C-1 district to the D-8 district to provide for residential uses.

Hearing no other questions or comments, Commissioner Murphy made a Motion to approve the above-listed **Petitions of No Appeal [Petition Nos. 2025-MOD-019, 2025-MOD-023, 2025-ZON-062(Amended), 2025-ZON-111, 2025-ZON-121, 2025-ZON-125, 2025-ZON-131 and 2025-ZON-136]** that the Hearing Examiner recommended for approval; Commissioner Robinson seconded the Motion; the Motion was carried by a roll-call vote (7:0:0) as follows:

Ayes: Garver, Herget, Lyle, Murphy, Robinson, Schumacher, West

Noes: None

Recusals: None

**The Commission approved Petition Nos. 2025-MOD-019, 2025-MOD-023, 2025-ZON-062 (Amended), 2025-ZON-111, 2025-ZON-121, 2025-ZON-125, 2025-ZON-131 and 2025-ZON-136.**

---

**PETITION FOR PUBLIC HEARING**

**REZONING PETITION SCHEDULED FOR PUBLIC HEARING:**

**2025-ZON-130 | 1033, 1037, 1041, 1045, 1049, and 1053 Harlan Street**

Center Township, Council District #18

Harbours at Harlan, LLC, by Michael Rabinowitch

Rezoning of 1.05 acres from the D-5 district to the D-P district to provide for a townhome development, consisting of 15 dwelling units.

Acting President Garver explained the Rules governing the hearing.

The Petitioner's attorney, Misha Rabinowitch (One Indiana Square, Indianapolis, IN), testified on behalf of the Petitioner Harbours at Harlan LLC and the principal, Eric Armstrong. While referring to a paper exhibit, Mr. Rabinowitch explained that the request was to rezone approximately one acre of undeveloped property zoned D-5 in the Prospect Falls neighborhood to D-P to accommodate fifteen townhomes. Mr. Rabinowitch emphasized that the project provided much-needed affordable housing without government incentives. He noted the area was transitional and needed density and rooftops to support the commercial corridor on Prospect Street. He relayed that Mr. Armstrong had worked closely with residents for several months to refine the development plan and the project had the support from City-County Councilor Kristen Jones and the Prospect Falls Neighborhood Association. The site plan included four buildings with units facing Harlan Street, an interior courtyard with public gathering space, improved landscaping, a pergola, and a fenced dog park. In response to the Staff Report, the entrances had been moved to face Harlan and aligned setbacks with existing homes. Each unit featured three bedrooms, 3.5 baths, and an attached 1.5-car garage, with brick masonry, glazing, and hardy plank siding. Prices would start around \$350,000, significantly lower than the \$500,000-\$800,000 townhomes on the near north side. Mr. Rabinowitch disagreed with Staff's concerns about introducing a new housing type, noting duplexes and multifamily buildings already existed in the area. He emphasized the importance of bringing density to increase affordable housing options and noted the developer had entered into a community benefit agreement with the neighborhood association.

Riley Spellman (1225 Churchman Avenue, Indianapolis, IN, Acting Neighborhood President of Prospect Falls Neighborhood Association, testified in strong support of the project. Mr. Spellman highlighted the community benefits agreement that had monetary commitments to the historically overlooked neighborhood. The agreement would fund revitalization of two parks, tactical urbanism projects, and curb bump outs for six intersections at Pleasant Run Greenway to improve pedestrian safety. He emphasized that density was critical for the neighborhood, which currently lacked sufficient population to attract a grocery store and was considered a food desert. The nearest grocery store, the Twin Aire Kroger, only had three years left on its contract and might not be renewed. While the project alone would not meet the density threshold, it moved the neighborhood significantly closer and encouraged additional development. Mr. Spellman noted broad support from multiple other organizations, including Clark Harris (Bates Hendricks Neighborhood Association land use chair), Tucker Born (Fountain Square Neighborhood land use committee), Family Bible Church, and the Southside Coalition USCT.

Commissioner Lyle asked for clarification regarding the details of Section Two, Number Three of the community benefits agreement that was referenced in the testimony. Mr. Spellman explained that the Prospect Falls neighborhood was finalizing 501(c)(4) status, and the funds from the agreement would help cover the \$600 requirement to become an official tax-exempt entity recognized by the government. The funds would also finance park revitalization and greenway tactical urbanism projects, with additional funds designated for neighborhood building and social events. Mr. Spellman added the payment structure consisted of a \$10,000 flat fee, plus annual payments based on the number of tenants paying HOA fees, totaling approximately \$2,700 per year paid semiannually. The breakdown was: Year 1 up to \$7,700, Year 2 up to \$5,200, Year 3 up to \$5,200, and Year 4 onward potentially \$2,700 annually. Commissioner Lyle then pointed out an error in the agreement. Mr. Spellman acknowledged the error and clarified that it should read two distributions of \$2,500 (not \$5,000).

Commissioner Murphy asked the approximate square footage of the dwelling units. Mr. Spellman replied that it was 2,250 square feet. Commissioner Murphy then asked about the ownership structure, specifically whether it's an HPR (Horizontal Property Regime) and asked for

clarification on the ownership type given the HOA reference. Eric Armstrong (6151 Central Avenue, Indianapolis, IN), Harbours at Harlan, explained that the units would be for-sale units governed by an HOA. He clarified that the HOA funds would include a carve-out provision capped to ensure the \$2,700 annual commitment was paid to the neighborhood association once established. Mr. Armstrong confirmed these would be separately platted lots for sale. Regarding common area ownership, he stated the common area would be governed by the HOA, which would be set up as a separate entity that owned the common areas. Commissioner Murphy then further clarified the ownership structure with Mr. Armstrong. Mr. Armstrong confirmed that the HOA would be a separate entity, and each owner would receive ownership of their individual platted lot plus a proportional percentage of the common area. The common area ownership would belong collectively to the platted unit owners. Mr. Armstrong also confirmed that the developer would not remain the owner, and once the development was fully stabilized, it would transition to the HOA.

Commissioner Murphy confirmed with Mr. Armstrong that each individual homeowner was responsible for the care and maintenance of their unit's exterior and interior. Commissioner Murphy then asked about party wall agreements given the attached nature of the units. Mr. Armstrong confirmed there would be party wall agreements that typically cover roofing areas (where there's seamless roofing) and the common walls between units.

Upon questioning by Commissioner Lyle, Mr. Armstrong explained insurance through the HOA would provide fire coverage of the roof system. Mr. Armstrong was asked about his previous developments. Commissioner Murphy asked about previous, completed developments. Mr. Armstrong stated he was currently completing a Staff-supported development at 30th and College (the old Frogs Records building) and finishing up at 49-23 Kessler (the old Kessler mansion), with citizen tie-in scheduled for this month. He described this Harbours at Harlan development as "a little bit easier" than those projects. When asked if this would be his first townhome development, Mr. Armstrong clarified he had previously built townhomes on the near north side, specifically in the 2900 block of Central Avenue and the 2900 block of College Avenue, both on previously vacant lots. Upon questioning by Commissioner Schumacher, regarding the 30th and College project, Mr. Armstrong stated they were starting "lease-up" in March with a lot of interest.

City-County Councilor Kristin Jones (714 Shepherd Street, Indianapolis, IN) (CD #18) spoke in support of the project. When Mr. Armstrong had approached her, she connected him with neighborhood leader Riley Spillman. Councilor Jones emphasized Mr. Spillman's dedication. She said she received no negative feedback from anyone she spoke with when she had canvassed neighborhood homes. Councilor Jones noted that the developer and neighborhood had worked together to address any feedback through a community benefits agreement. She described the Prospect Falls neighborhood as long underserved and believed the development could serve as the catalyst the community needed to attract additional development, including stores.

Kathleen Blackham (Staff) testified that while Staff supported density and affordable housing, the project conflicted with the Pattern Book and the Infill Housing Guidelines connected to the Comprehensive Plan. She identified three main concerns from the Pattern Book: seven units were internally oriented rather than facing the street (lacking "eyes on the street" and pedestrian connection); the density was just over fifteen units per acre when the Pattern Book recommended higher densities for townhomes; and townhomes should be organized at intersections of neighborhood collector streets, not mid-block on a local street like this location. Ms. Blackham emphasized the project introduced a new housing type (three-story attached

townhomes) to a neighborhood characterized by single-family homes and duplexes, with nothing currently three stories tall, making it incompatible with the existing context.

Ms. Blackham added that Staff also had raised concerns about gentrification and displacement, citing the Infill Housing Guidelines that warn new development not coordinated with surrounding context could diminish sense of place and drive-up real estate prices. Ms. Blackham shared personal experience of being priced out of her own neighborhood, noting prices rising to a quarter million dollars, and expressed concern that long-time residents near this project could lose their homes or be forced into rental properties due to increased property taxes from new development. Staff recommended an alternative: six single-family dwellings with detached garages and carriage houses, yielding twelve units instead of fifteen, which they believed would be more appropriate, compatible, and affordable for the neighborhood.

Commissioner Murphy questioned Ms. Blackham about Staff's objection to the facade orientation. Staff clarified that the units facing Harlan Street had front doors facing the street, which Staff supported. However, Staff objected to seven units that were internally oriented—their front doors faced the interior courtyard while their garages accessed from the alley. Commissioner Murphy pressed on whether Staff's fundamental objection was that these front doors don't face right-of-way, and whether Staff would prefer front doors facing the alley instead. Staff confirmed that Staff preferred front doors facing a right-of-way but acknowledged the difficulty of the situation. Commissioner Murphy then challenged this position by noting that thousands of homes in Indianapolis's old neighborhoods have the alley as the garage/loading side (not the front door side) and asked if the proposed design would be consistent with that traditional pattern. Staff agreed it would be consistent with that traditional Indianapolis neighborhood design.

Commissioner Murphy compared the project to similar developments in Martindale Brightwood and Fletcher Place that revitalized neighborhoods with comparable housing stock. Staff distinguished those projects as being located on arterials like College and Central at corners, rather than mid-block in neighborhoods. Commissioner Murphy clarified that staff's affordability concern relates to property tax increases for existing residents, not the cost of the new housing itself, which staff confirmed. Commissioner Murphy then challenged Staff's preference for detached single-family homes with garages and carriage houses, noting this conflicted with goals for density and affordability (detached construction costs more per unit, reduces density, and often required subsidies (tax abatements, TIF money, tax credits) which would add red tape and soft costs). Staff acknowledged the conundrum of wanting compatible development that did not negatively impact the neighborhood while encouraging vacant lot development. Commissioner Murphy noted the 2,200 square foot units were not enormous, somewhat larger but comparable to existing housing.

Commissioner Lyle suggested setting back the third floor to reduce visual impact on adjacent properties, which Staff agreed was an approach that Staff had successfully worked on with developers previously. Mr. Rabinowitch responded that the team explored various configurations and this layout best accommodated the desired number of units. He clarified the comparison was not twelve versus fifteen units, but rather six single-family lots versus fifteen individually owned lots, dividing land costs among fifteen lots significantly reduced per-unit costs. He emphasized this was not the gentrification scenario described in the Infill Housing Guidelines (tearing down small homes to build oversized ones).

Jeffrey Tompkins (1118 Churchman Avenue, Indianapolis, IN), a member of the American Institute of Certified Planners and Indiana Women's Affordable Housing Committee, who lived

across the street, testified that the property was a half-block north of Prospect Street, a historic streetcar corridor that formerly supported twice the current density. He argued that this was not mid-block but adjacent to a major commercial corridor and noted that every block of retail required 1,000 residents. Mr. Tompkins stated the Pattern Book recommended townhomes around corridors, nodes, and major collector roads, which this location satisfied. He explained that the internal orientation made sense because the southern units face an alley bordered by C-4 and MU-2 zoned commercial property orienting units toward the alley would mean front doors facing restaurant back-of-house areas and grease traps. Mr. Tompkins emphasized the infill guidelines were suggestive, not prescriptive, and the project met fit, form, and context requirements: setbacks matched the aggregate average on Harlan Street, and 40% of existing Harlan properties had sloped roofs similar to the proposed design. He noted the Pattern Book suggested incremental density increases, with townhomes being the natural next step from single-family homes, and the property was within a quarter mile of Pleasant Run Greenway, meeting pattern book recommendations for increased density near greenways.

Commissioner Schumacher asked about Staff's single-family home suggestion versus townhomes. Mr. Rabinowitch explained that Staff had proposed six single-family homes with detached garages (possibly with units above), creating six properties versus the Petitioner's fifteen townhome owners which would be significantly less dense than the proposed development. When asked what changes were made during the process, Mr. Rabinowitch listed: adjusting the south building's west elevation to face Harlan, aligning setbacks with northern properties, enhancing the landscape plan with crosswalks and courtyard details, capping height at 33 feet, and including commitments for final elevations subject to Administrator Approval. He requested approval subject to two commitments in Tab 10.

Commissioner Murphy noted that six detached homes would cost \$500,000-\$600,000 due to divided land costs and additional construction expenses, making them less affordable. Higher comparable sales would also drive-up assessed values of existing homes more than the proposed townhomes, creating greater property tax impact on current residents.

Seeing no further questions or comments, Acting President Garver directed the Commission to their ballots. The ballots for **Petition No. 2025-ZON-130** were marked as follows (7:0:0):

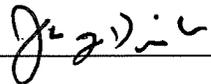
Ayes: Garver, Herget, Lyle, Murphy, Robinson, Schumacher, West  
Noes: None  
Recusal: None

**The Commission approved Petition No. 2025-ZON-130, subject to the commitments referenced during the hearing.**

---

### **ADDITIONAL BUSINESS**

Seeing no additional business, Commissioner Schumacher made a Motion to adjourn. Hearing no objections, Acting President Garver adjourned the meeting at 2:17 P.M.

  
\_\_\_\_\_

President

Metropolitan Development Commission

Attest: \_\_\_\_\_ *Bud Myers*  
MDC Secretary

Date: February 18, 2026