

**Paul Annee**

Councilor, District 22

**Indianapolis-Marion County City-County Council**



May 3, 2026

Re: Follow-Up Letter of Support – Rezoning Petition in 2025-ZON-133

Dear President and Members of the Commission:

I write as a follow-up to my prior letter in support of the above-referenced rezoning petition within my district. My support for this rezoning remains strong.

Since submitting my earlier correspondence, I have continued to communicate with the petitioner and have been kept apprised of the revisions made to the petition following the hearing examiner's recommendation. I am aware of the amendments that were incorporated, and I appreciate the substantial effort the petitioner undertook to address staff concerns. Their responsiveness and willingness to refine the proposal ultimately resulted in a change in staff's position, which I believe reflects meaningful engagement and good-faith compromise.

The revised petition represents thoughtful adjustments that strengthen the project while preserving its core purpose. The petitioner had previously rezoned the property to residential, but it is more than abundantly clear that this parcel will never be developed for residential purposes especially with the construction of the new highway and the current site work. I commend the petitioner for taking the process seriously and for demonstrating flexibility in order to reach a more broadly supported outcome.

Unfortunately, I am unable to attend the upcoming Metropolitan Development Commission hearing due to a work-related conflict. However, I respectfully request that the Commission review both my original letter of support and this follow-up correspondence as part of the record. The property is properly buffered and consistent with other properties west of the new highway as well.

This rezoning remains necessary for my district. It aligns with the broader needs of the community and supports continued investment and responsible development in this area. For these reasons, I continue to strongly support approval of the petition as amended.

Thank you for your time and consideration.

Sincerely,

Paul Annee  
Councilor, District 22  
City-County Council  
Indianapolis-Marion County

**Paul Annee**  
Councilor, District 22  
**Indianapolis-Marion County City-County Council**



February 3, 2026

Hearing Examiner  
200 E. Washington Street, Rm 2042  
Indianapolis, IN 46204

**Re: 2025-ZON-133 - 2650 W. Epler Avenue**

To Whom it May Concern,

I am writing to express support for the proposed industrial rezoning, 2025-ZON-133, of the property located at 2650 W. Epler Avenue, etc. on behalf of its petitioner, K&S Realty.

After reviewing the details of the request and considering the long-term development needs of the area, I believe this rezoning aligns with the City's comprehensive plan and supports the continued growth of the southside industrial corridor. The site's location, infrastructure access, and surrounding land uses (including the very large mining/processing operation to the south) make it well-suited for medium industrial activity, particularly uses that can bring quality jobs and investment to this section of Marion County.

There are a few factors that make this more appropriate now. For example, I-69 has split the petitioner's property from their current existing operations on the east side of the highway, Epler Avenue road conditions have been greatly improved in recent years, and the pond that was going to be used to spur residential development will now be filled in.

K&S Realty / the Kopetsky family is a well-liked business / family on the southside and has demonstrated willingness to work with nearby property owners, neighborhood stakeholders, and City agencies to address concerns related to site access, traffic movement, buffering, and site design. Their commitments to responsible development and adherence to applicable standards help ensure that the project contributes positively to the community.

Given the economic development potential of the proposal and its compatibility with existing industrial patterns in the area, I believe the rezoning of 2650 W. Epler Avenue, etc. is an appropriate and beneficial step for my district.

Thank you for your consideration of this request and for your continued work to support balanced and thoughtful development throughout our city.

Respectfully,



Councilor Paul Annee

K & S Realty LLC Rezoning Request

Approximately forty-four (44) acres to the I-3 district (Case Number: 2025-ZON-133)

Address: 2650 West Epler Avenue

To Whom It May Concern:

My name and address below confirm that I am aware of the K & S LLC request to rezone approximately forty-four (44) acres east of Warman Avenue and fronting on Epler, commonly known as 2650 West Epler Avenue.

This letter confirms that I support the petition and urge its approval.

Skylar Seppington  
Signature Skylar Seppington

02/23/26  
Date

5205 S. Warman Ave

Indianapolis, IN 46227

Address

K & S Realty LLC Rezoning Request

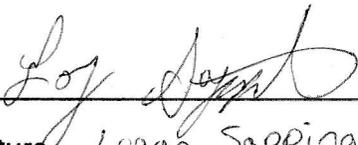
Approximately forty-four (44) acres to the I-3 district (Case Number: 2025-ZON-133)

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\_\_\_\_\_  
Signature Logan Sappington

2/23/26  
\_\_\_\_\_  
Date

5205 S Warman Ave

Indianapolis, IN 46217

Address

K & S Realty LLC Rezoning Request

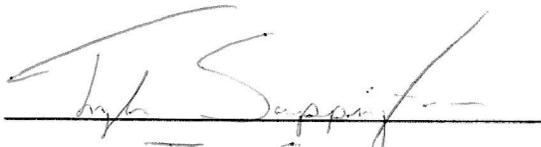
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Signature Tyler Saffington

2-21-2026  
Date

5350 S. Warman Ave

Indianapolis, IN 46217

Address

K & S Realty LLC Rezoning Request

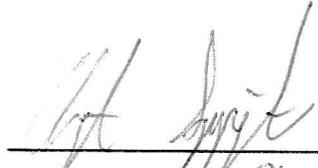
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\_\_\_\_\_  
Signature Clayton Sappington

2-21-2026  
Date

5350 S. Warman Ave

Indianapolis, IN 46217

Address

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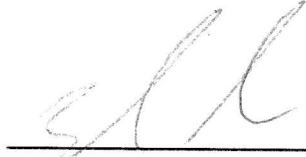
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\_\_\_\_\_  
Signature Zachary Gilles

2.21.26  
\_\_\_\_\_  
Date

5350 S. WARMAN AVE

INDIANAPOLIS, IN 46217

Address

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Gayden Fowler  
Signature

2.22.26  
Date

5215 S. Warman Ave

Indianapolis, IN 46217

Address

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Signature

Kyle Kopetsky

2-23-26

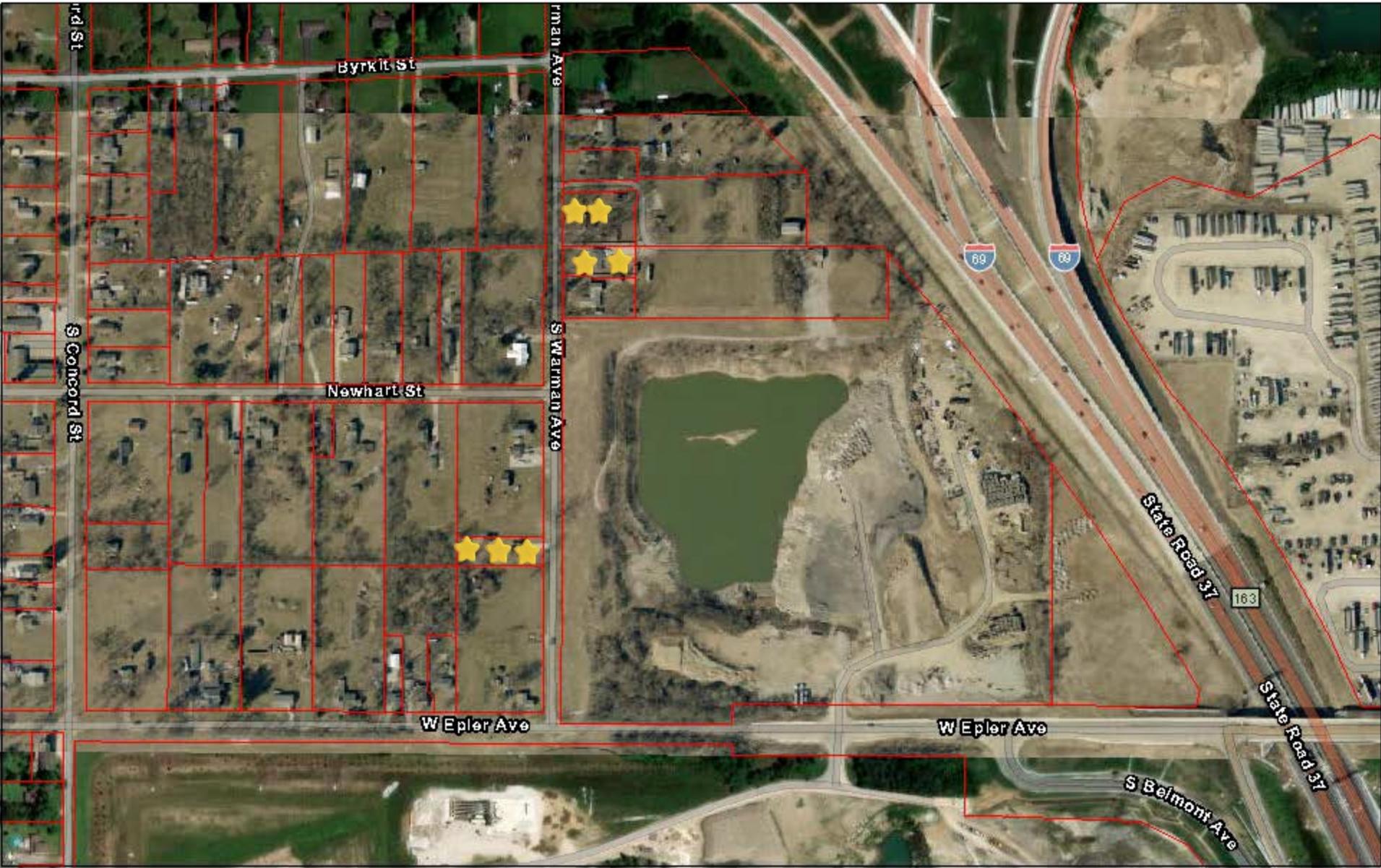
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5215 S. Warman Ave

Indianapolis, IN 46217

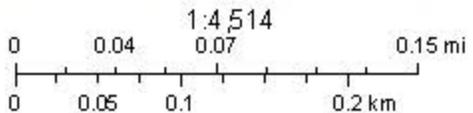
Address

# 2650 West Epler Avenue



3/3/2026

Parcel



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