

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