

Department of Metropolitan Development
Division of Planning - Current Planning
200 E. Washington Street
Indianapolis, Indiana, 46204

Attn: Robert Uhlenhake, Senior Planner

Re: Case 2026-ZON-023 - 5436 Brookville Road
Rezoning Request from C-3 to I-2

Dear Mr. Uhlenhake and Members of the Metropolitan Development Commission:

On behalf of Brew Brothers Inc., the petitioner respectfully submits this response to the Staff Report issued for Case 2026-ZON-023 concerning the proposed rezoning of approximately 1.6 acres of 5436 Brookville Road from the C-3 District to the I-2 District.

We appreciate the review of the petition and respectfully disagree with the recommendation for denial. We believe the proposed rezoning is appropriate for the site, as it is consistent with the adopted Comprehensive Plan, compatible with the surrounding corridor, and capable of operating in a manner that protects nearby residential properties through reasonable development commitments and operational controls.

The Staff Report acknowledges that the adopted Marion County Land Use Plan recommends "Light Industrial" land use for the property. The proposed I - 2 zoning classification directly aligns with this recommendation. The Comprehensive Plan specifically identifies warehousing, wholesaling, and enclosed industrial operations as appropriate examples of Light Industrial development.

While the staff expresses the opinion that the recommendation is "outdated", the adopted Comprehensive Plan has not been amended to change the land use classification for this site. Accordingly, the current adopted policy framework continues to support Light Industrial development at this location.

The Brookville Road corridor in the immediate vicinity of the subject site already contains a mix of industrial, commercial, contractor, warehouse, automobile-oriented, and truck-related uses. The subject property is therefore not an isolated industrial expansion into a purely residential area. Instead, the request represents a pattern already established in the area.

We also understand the staff's concerns regarding nearby residential properties and the religious use west of the site. The petitioner is committed to ensuring the development operates in a clean,

controlled, and compatible manner. To address these concerns, we are willing to provide development commitments, including:

- No outdoor storage
- No heavy manufacturing operations
- No salvage or junkyard uses
- Enclosed operations only
- Landscape buffering
- Privacy buffering
- Privacy fencing adjacent to residential areas
- Downward-directed site lighting
- Controlled truck circulation and access
- Modern building appearances standards

These measures will substantially reduce potential impacts while allowing productive redevelopment of the currently undeveloped site. Therefore, the property shall be limited to:

- Warehousing
- Distribution
- Storage within enclosed buildings
- Accessory office uses
- And other low-impact light industrial use permitted within the I-2 district.

The report also suggests the property should function as a “step down” between industrial and residential uses. However, the existing C-3 zoning does not necessarily guarantee a lower-impact development than a modern, controlled light-industrial use with commitments. A property designed light-industrial warehouse or distribution facility with buffering and operational limitations may create fewer impacts than many commercial uses otherwise permitted under C-3 zoning, including high-traffic retail or automotive-oriented uses. Additionally, the site’s location along a major collector roadway supports employment-oriented and logistics-related development.

Additionally, approval of this rezoning would support employment opportunities, increase tax revenue and economic activity, and encourage reinvestment along the Brookville Road corridor.

For the reasons outlined above, we respectfully request approval of Case 2026-ZON-023. We appreciate the staff’s review and consideration and look forward to working collaboratively toward a productive outcome.

Respectfully submitted,


Baldeep Baidwan
Brew Brothers Inc.