



PIKE TOWNSHIP RESIDENTS ASSOCIATION, INC

P. O. Box 40458, Indianapolis, IN 46240

Susan Blair, President

(317) 443-5278

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August 13, 2026

Metropolitan Development Commission
Ms. Judy Weerts-Hall
Hearing Examiner
City-County Building
200 East Washington Street
Indianapolis, IN 46204

Reference: 2026-ZON-051, 4150 North High School Road

Hearing Examiner Weerts-Hall,

The Pike Township Residents Association, Inc. (PTRA) board of directors, at its meeting of August 12, 2026, voted unanimously to support and recommend approval of the above referenced petition with the attached Statement of Commitments. PTRA's support is contingent upon the commitments being incorporated into any approval that may be granted.

Your attention is appreciated.

Respectfully,

Pike Township Residents Association, Inc.

Susan Blair
President

C.c: Kathleen Blackham, Senior Planner, electronic mail
David Dearing, Attorney, electronic mail
Nancy Whitaker, MDC Board Specialist, electronic mail
PTRA file copy

Attachment

STATEMENT OF COMMITMENTS

COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE MADE IN CONNECTION WITH A REZONING OF PROPERTY OR PLAN APPROVAL

In accordance with I.C. 36-7-4-1015, the owner of the real estate located in Marion County, Indiana, which is described below, makes the following COMMITMENTS concerning the use and development of that parcel of real estate:

Legal Description: See Attachment A

Statement of COMMITMENTS:

1. The owner agrees to abide by the Open Occupancy and Equal Employment Opportunity Commitments required by Metropolitan Development Commission Resolution No. 85-R-69, 1985, which commitments are attached hereto and incorporated herein by reference as Attachment "A".
2. The owner agrees to maintain the site in a neat and orderly manner at all times and provide containers and receptacles for proper disposal of trash and other waste.
3. The owner agrees that the following uses shall be prohibited: plasma center, substance abuse treatment facility, check cashing and validation service, adult entertainment, night club, adult entertainment retail business, temporary and ongoing fireworks sales, indoor recreation and entertainment (event center), daily emergency shelter, general outdoor recreation and entertainment, and truck stop
4. The owner agrees to submit a revised site plan showing the required number of disability parking spaces.
5. The owner agrees to comply with the lighting standards of the City of Indianapolis Consolidated Zoning/Subdivision Ordinance Sec. 744-604.

These COMMITMENTS shall be binding on the owner, subsequent owners of the real estate and other persons acquiring an interest therein; provided that Commitment #1 (Open Occupancy and Equal Opportunity Commitments) shall not be binding on an owner, subsequent owners or other person acquiring an interest therein if such persons are exempt persons or are engaged in an exempt activity as defined on Attachment "A" which is attached hereto and incorporated herein by reference. These COMMITMENTS may be modified or terminated by a decision of the Metropolitan Development Commission made at a public hearing after proper notice has been given.

COMMITMENTS contained in this instrument shall be effective upon:

- (a) the adoption of rezoning petition # _____ by the City-County Council changing the zoning classification of the real estate from a _____ zoning classification to a _____ zoning classification; or
- (b) the adoption of approval petition # _____ by the Metropolitan Development Commission;

and shall continue in effect for as long as the above-described parcel of real estate remains zoned to the _____ zoning classification or until such other time as may be specified herein.

These COMMITMENTS may be enforced jointly or severally by:

1. The Metropolitan Development Commission;
2. Owners of all parcels of ground adjoining the real estate to a depth of two (2) ownerships, but not exceeding six-hundred-sixty (660) feet from the perimeter of the real estate, and all owners of real estate within the area included in the petition who were not petitioners for the rezoning or approval. Owners of real estate entirely located outside Marion County are not included, however. The identity of owners shall be determined from the records in the offices of the various Township Assessors of Marion County which list the current owners of record. (This paragraph defines the category of persons entitled to receive personal notice of the rezoning or approval under the rules in force at the time the commitment was made);
3. Any person who is aggrieved by a violation of either of the Commitments contained in Commitment #1 (Open Occupancy and Equal Employment Opportunity Commitments); and
4. Pike Township Residents Association, Inc.
5. _____